



City of Alameda

2023-2031 Housing Element

Public Review Draft | April 2022







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The Housing Element is Alameda's blueprint for how and where the community will meet the housing needs of current and future members of the community, including seniors, families, single-person households, single parent households, people with disabilities, lower-income households, and people experiencing or facing the prospect of homelessness.



Prepared By: PlaceWorks

101 Parkshore Drive, Suite 112
Folsom, California 95630
t 916.245.7500

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An incomplete list of all those that have helped make this draft possible include:

All the residents and speakers that have participated in the many public workshops held to date

Alameda City Councilmembers, Mayor Ezzy Ashcraft, Vice Mayor Vella, Daysog, Knox-White, and Spencer

Alameda Planning Board members

Alameda Commission on Disability

Alameda Transportation Commission

Alameda Historical Advisory Board

Alameda Housing Authority

Alameda Architectural Preservation Society

Alameda Citizens Taskforce

Alameda Point Collaborative

Eden Council for Hope and Opportunity

Everyone Home/Alameda County Continuum of Care

Centro Legal de la Raza

Renewed Hope

Housing and Economic Rights Advocates

Regional Center of the East Bay

Yes in My Backyard (“YIMBY”)

Introduction

Housing continues to be one of the biggest challenges facing the City of Alameda and the State of California. With some of the highest increases in rent in recent years and home prices continuing to rise, Alameda is facing an unprecedented housing crisis. As housing becomes less affordable and the demand outpaces supply, it is becoming harder for residents to afford housing, especially low- and middle-income families and individuals. Displacement pressures have intensified, the number of homeless individuals in Alameda continues to increase, and Alameda's most vulnerable communities, including low- and middle-income households and communities of color, continue to be disproportionately affected by the housing crisis. The Housing Needs Assessment (Appendix C) describes in detail the scope of the housing needs in Alameda.



In 2020, the City of Alameda, Eden Housing, and Alameda Point Partners opened the first two new residential buildings constructed on the former Naval Air Station in over 50 years. Corsair Flats provides 60 units for very low income seniors and veterans, and an adjacent building (not shown) provides 68 units for lower income families. The Aero Building (on the left) provides 200 market rate rental units. The land for the projects was provided by the City of Alameda. The City requires that 25 percent of all units constructed at Alameda Point be deed restricted for very low, low, and moderate income households.

The Housing Element of the General Plan establishes the goals, policies, and action programs necessary to ensure an adequate supply of housing to meet the Regional Housing Needs Allocation (the "RHNA") for the period 2023 to 2031 and foster inclusive communities free from barriers that restrict access to housing. The Housing Sites Inventory (Appendix D) provides a detailed description of the sites available to accommodate the RHNA and the wide variety of types of housing needed, including but not limited to multifamily rental housing, senior assisted living, supportive housing, shared and single-room occupancy housing, accessory dwelling units, transitional housing, and emergency shelters for the unhoused.

Equity, inclusion, and the need to affirmatively further fair housing are themes that are woven throughout the document to ensure that Alameda is an equitable and inclusive city that provides for the needs of the most vulnerable and historically disadvantaged communities. Housing Element policies and programs ensure that all people and all neighborhoods are considered equal and will have equal opportunities to provide for a safe, high quality of life for themselves and their families, free from discrimination, exclusion, displacement, and exposure to environmental or public health hazards.



Figure 1 The Alameda Landing Waterfront residential project and waterfront park helps to reconnect Alameda to its waterfront while providing a variety of housing for very low, low, moderate, work force, and above moderate-income households.

General Plan Consistency

State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the city.

In January 2022, the City of Alameda City Council adopted a comprehensive update of the six other elements of the General Plan in preparation for the Housing Element update. All elements of the Alameda General Plan, including the Land Use and City Design Element, were updated in anticipation of the 2022 Housing Element Update, and they have all been reviewed for consistency in coordination with the update

to the Housing Element. The City will continue to review and revise the Housing Element as necessary to maintain General Plan consistency. Concurrently with the Housing Element update, the City is amending as needed the Health and Safety Elements of the General Plan to include policies regarding hazard mitigation and flood hazard and management information, per Assembly Bill (AB) 162 (California Government Code Section 65302) and addressing environmental justice consistent with Government Code Section 65302(h).

Zoning Ordinance Consistency

Upon completion of the General Plan Update in January 2022, the Planning Board and City Council began a systematic review and update to the Alameda Municipal Code Chapter 30 (Zoning Regulations) to ensure that adequate sites are appropriately zoned to accommodate the 2023-2031 RHNA. The zoning amendments to be adopted by the City Council by January 31, 2023, ensure that all of the sites listed in the Housing Sites Inventory (Appendix D) are appropriately zoned to accommodate housing and that Alameda's zoning regulations adequately address special needs housing, including emergency shelters, low barrier navigation centers, and supportive and transitional housing.

Draft Housing Element Public Review

The Draft Housing Element was first released on June 3, 2021, for review and comment. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Board and City Council meetings. Additional direct noticing was sent to local housing advocate groups. Appendix A provides an overview and summary of the three-year process and consultations that supported the preparation of this Housing Element.

Goals and Policies

The City's goals define success; policies guide future decision making to achieve the goals. The Housing Element is designed to achieve three goals for the Alameda community:

Goal 1: Provide an ample supply of housing to meet the existing and projected housing needs.

Goal 2: Affirmatively further fair housing to foster inclusive neighborhoods and remove barriers to housing for vulnerable communities.

Goal 3: End and prevent homelessness in Alameda.



Figure 2 In 2018, the Alameda Housing Authority opened 20 units for lower income families on Eagle Avenue. The land for the project was provided by the Alameda Unified School District and the City of Alameda.

Goal 1: Provide an ample supply of housing to meet the existing and projected housing needs.

- H-1 Housing Production** Maintain an adequate supply of appropriately zoned land and take all necessary actions to support the production of at least 5,353 housing units in Alameda between 2023 and 2031 to accommodate the local and regional housing need.
- H-2 Diverse Housing for Diverse Needs.** Facilitate the construction of a wide range of different housing types to address the diverse housing needs by permitting a greater diversity of housing types, including multifamily housing, courtyard housing, single room occupancy housing, supportive housing, transitional housing, assisted living housing, and other types of housing in all neighborhoods and mixed-use commercial districts.



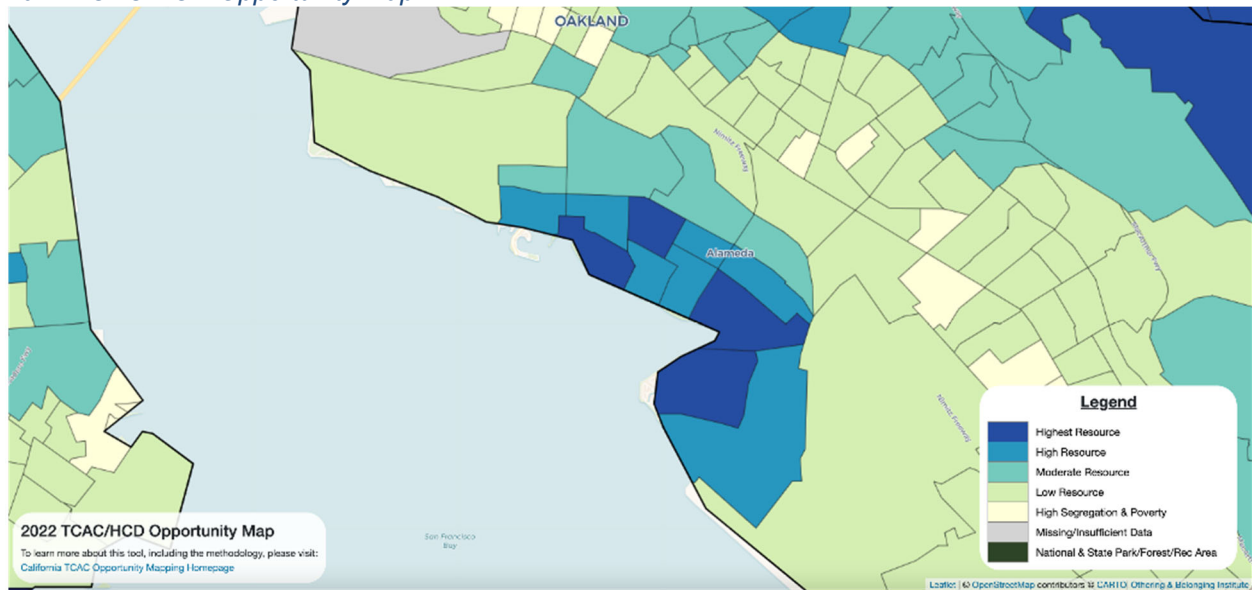
Figure 3 In 2018, Little John Commons opened for 31 very low-income seniors. The land for the project was provided by the City of Alameda.

- H-3 High Opportunity Housing.** Distribute new housing, affordable and market rate, supportive housing, and special needs housing across all neighborhoods and increase the supply of affordable housing and special needs housing in higher opportunity areas and in neighborhoods that currently have fewer affordable housing units or special needs housing to affirmatively further fair housing.

Spotlight: What Are Higher Opportunity Areas?

The Housing Element land inventory and identification of sites must be consistent with Alameda’s duty to affirmatively further fair housing. A program to affirmatively further fair housing must include meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity for all groups by replacing segregated living patterns with integrated and balanced living patterns; transforming racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement); and fostering and maintaining compliance with civil rights and fair housing laws. As shown in the State’s Opportunity Map, the “High Opportunity Areas” in Alameda are generally in eastern Alameda and Harbor Bay, and the lower opportunity areas are west of Webster Street and north of Central Avenue on the main island.

2022 TCAC/HCD Opportunity Map



H-4 Affordable Housing. Expand rental and for-sale housing for people of all income levels in all Alameda neighborhoods with units for extremely low-, very low-, low-, moderate-income and special needs households, including people with disabilities, senior citizens, and people in need of assisted, supportive, and/or transitional housing by.

- *Affordable Housing Impact Fees.* Developing and expanding financial resources for affordable housing such as the City of Alameda Affordable Housing Fee Ordinance, which imposes a housing impact fee on new commercial development in the City to fund affordable housing.
- *Inclusionary Housing.* Maintaining inclusionary affordable housing requirements for all new housing construction to ensure that at least 15 percent of all new housing units in new residential developments are deed restricted for households with very low, low, and moderate incomes, and at least 25 percent on-City owned land at Alameda Point.
- *Density Bonuses.* Continuing to promote the City Affordable Housing Density Bonus program to increase the number of deed restricted units in each development.
- *Land Trusts and Cooperatives.* Creating opportunities for land trusts and affordable housing providers to purchase multifamily buildings and operate them as cooperatives and keep them permanently affordable.
- *Creative Home Ownership Programs.* Creating programs to assist tenants to purchase their buildings.

Spotlight: What Is Inclusionary Zoning?

Inclusionary Zoning policies require that a percentage of new development be deed-restricted affordable housing. Plan Bay Area 2050 recommends requiring between 10 percent and 20 percent of units in all major housing projects as deed-restricted affordable housing, depending on the local context. The City of Alameda, as of July 2021, requires 15 percent of units in projects of five or more units to be deed-restricted affordable housing for 55 years and 25 percent of all units in projects at Alameda Point.

H-5 Alameda Point Public Lands for Affordable Housing. Maximize opportunities for additional affordable housing in the Main Street Neighborhood Specific Plan area, in the Town Center Waterfront Specific Plan area, and in the former residential buildings in the Adaptive Reuse area of Alameda Point by:

- Reducing construction costs by utilizing public resources, federal and state grants, and proceeds from land sales at Alameda Point to fund infrastructure improvements for affordable housing and lessen the city's reliance on the private capital and market rate housing to fund needed infrastructure and affordable housing.
- Advocating for Federal and State funding for infrastructure and housing construction for lower and moderate-income housing construction.
- Supporting and providing land at no cost for affordable and mixed income home ownership projects.
- Maintaining public ownership of lands use for affordable rental housing.
- Supporting less costly manufactured or modular construction to reduce construction costs on public lands as Alameda Point.

H-6 Accessory Dwelling Units. Continue to promote, facilitate, and permit accessory dwelling units in residential neighborhoods and mixed-use areas to increase the supply of smaller, more affordable rental units within existing neighborhoods.

H-7 Permit Processing Time and Cost. Streamline the housing approval and construction process by:

- Maximizing the use of prior environmental reviews, tiered environmental reviews, and statutory and categorical exemptions to streamline the review of housing projects and reduce entitlement costs.
- Maintaining adopted Objective Design Standards to ensure consistent review and approval criteria for new residential development that is fair, objective, streamlined, clear, and consistent.
- Offering ministerial review for affordable housing and housing for the homeless.

H-8 Sustainable and Resilient Housing. Improve the resiliency and reduce the greenhouse gas emissions from Alameda's housing stock by:

- Minimizing displacement in the event of a natural disaster by identifying risks to the housing supply from natural disasters and the impacts of climate change; identifying funding and other resources to support the retrofitting of existing buildings to improve resilience and minimize risks; and planning for emergency housing needs that will result from disasters and climate events and post-disaster housing recovery that ensures an equitable response that considers the needs of Alameda's most vulnerable communities.
- Providing incentives and promote flexibility for the conversion of existing structures to provide new housing and reduce the greenhouse gas emissions resulting from demolition and new construction.

- Providing streamlined review, incentives, and flexibility for residential buildings that promote energy and resource conservation, particularly those that exceed existing green building standards.
- Continuing to offer residential customer energy conservation services, including but not limited to a weatherization cash grant program, a rebate program for energy efficient lights, a meter lending program, a rebate program for EnergyStar refrigerators, a second refrigerator pickup program, free energy audits, and an Energy Assistance Program to help low-income residents reduce their energy use.
- Continuing to support rooftop solar and other local renewable energy improvements to lower energy use and costs for housing.
- Providing materials and education to property owners, tenants, and homebuilders regarding environmentally sustainable residential development practices.



The adaptive reuse and expansion of the historic Del Monte Warehouse will provide for 360 multifamily rental units. Residents will begin moving in in 2022.

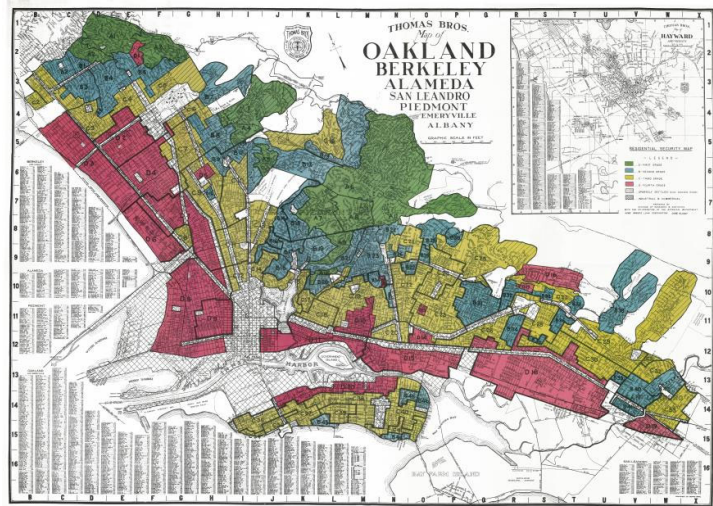
H-9 Education Campaign. Engage and educate Alameda residents about the benefits of building housing for citizens of Alameda, who are often essential workers, all income groups, special needs communities, and the unhoused by:

- Adopting an annual budget allocation for outreach and education and thwarting disinformation about housing.
- Preparing a video on affordable housing to be shown at public hearings on projects.
- Offering tours of affordable housing projects in the city.
- Developing programs to involve affordable housing residents as advocates for affordable housing.
- Preparing a written history of actions taken in Alameda to remove public housing after World War II, pass legislation such as Measure A in 1973 to prohibit any future construction of multifamily housing, the eviction of Harbor Island tenants, and other events that resulted in the systematic reduction in the supply of affordable housing in Alameda.
- Engaging former residents in telling their stories, leading to a plan to offer them first rights to new housing. Such a program would inform and educate current residents and help Alamedans be more bound to their past. These housing initiatives can be part of the city's efforts to build social housing across the city.

Goal 2: Affirmatively further fair housing to foster inclusive neighborhoods and remove barriers to housing for vulnerable communities.

H-10 Inclusive and Equitable Plans, Standards, and Regulations.

Promote inclusive and equitable housing plans, policies, and zoning regulations that are inclusive, nondiscriminatory, and culturally responsive; reduce disparities; promote equitable access; minimize the impacts of income disparity; minimize displacement; and promote fair and affordable housing.



H-11 Fair and Inclusive Decision Making.

Ensure inclusive community participation in all housing planning, public investment, and development review decision making by:

- Actively engaging all segments of the community, especially those that have historically been less engaged in city decision making, such as lower-income families, people of color, and Native American tribes.
- Ensuring that a cross-section of the community is represented on city-appointed boards and commissions addressing housing policy and regulation.

H-12 Barriers. Eliminate barriers to housing that disproportionately affect populations in protected classes, lower income households, and special needs populations by rescinding or mitigating development standards that are exclusionary, discriminatory, or otherwise impede the development of housing that is affordable to lower income households, such as prohibitions on multifamily housing, prohibitions on density above 21 units per acre, and other standards that increase the cost to construct housing.

H-13 Universal Design. Require universal design in all new housing to ensure equal access to new housing for persons with disabilities. Advocate for changes to State Density Bonus law to prohibit waivers from local universal design requirements.

Spotlight: What Is Fair Housing?

State law requires Alameda to ensure that its laws, programs, and activities affirmatively further fair housing. Affirmatively furthering fair housing means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” Meaningful actions include actions that will promote fair housing opportunities for low- and moderate-income tenants and tenants of affordable housing, including subsidized housing.

The map shown at right is an example of a map used by real estate professionals and others to exclude people of color from purchasing property in specific areas of Alameda. People of color were limited to the red areas, hence the name “redlining.”

- H-14 Discrimination in Housing.** Provide services to counsel tenants and landlords on their rights and responsibilities.
- H-15 Rent Stabilization Act.** Maintain tenant protections by continuing to implement and enforce the Alameda Rent Stabilization Act to help maintain affordability and prevent displacement for Alameda renters.
- H-16 Monitor the Supply of Affordable Housing.** Continue to monitor the number and expiration date of existing deed restrictions and covenants and take action to minimize the loss of affordable housing as the result of expiring restrictions.
- H-17 Right of First Refusal.** Maintain right of first refusal for tenants that are or have been displaced from their homes in Alameda.
- H-18 Short-Term Housing.** Limit short-term rentals, conversions to hotels, and prolonged vacancies, which reduce the supply of long-term housing units for sale or rent.
- H-19 Home Ownership.** Promote more affordable ownership opportunities and ownership retention strategies to create stability and wealth building for underserved communities with ownership models such as shared and limited equity ownership.



New multifamily rental housing coming online in 2022 at the Alameda Marina project on Clement Avenue.

- H-20 Housing Conservation and Rehabilitation.** Provide resources to incentivize rehabilitation and improvement of existing housing, such as the City of Alameda Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized residential structures; the Housing Rehabilitation Program, which provides grants and low-interest loans to help low- and very low-income homeowners repair and improve their homes; and the Minor Home Repair program.

GOAL 3: End and prevent homelessness in Alameda.

- H-21 Prevention.** Promote and facilitate prevention, placement, and support programs and strategies that reduce the likelihood of residents experiencing homelessness as well as shorten the time someone experiences homelessness.
- H-22 Housing-First.** Implement a Housing-First approach and coordinate service provision, appropriate housing, and the efficient access to information so as to rapidly match available services and housing to those most in need.
- H-23 Partnerships.** Strengthen the capacity of the affordable housing development community to locate, construct, and manage housing facilities for the homeless. Partner with local and regional agencies to provide an adequate supply of short-term and permanent housing in addition to supportive services throughout the city that are appropriate for and meet the specific needs of all persons who are homeless or at risk of homelessness.
- H-24 Emergency and Transitional Housing.** Provide an adequate supply of emergency and transitional housing for people who are homeless or are at a risk of becoming homeless. Continue to support and improve the existing shelter for women and develop an emergency shelter for men in Alameda. Explore the use of alternative housing types such as tiny homes for temporary housing solutions.
- H-25 Outreach.** Provide a high level of outreach targeted to chronically homeless people to inform them of their rights and opportunities to move into safe, permanent housing with appropriate support services.
- H-26 Education.** Provide opportunities for communities to dialogue and learn about root causes of homelessness, ways to help, and effective approaches to preventing and ending homelessness in an effort to correct common misunderstandings.

Programs

The following programs are required to address State and local Housing Element policy objectives.

Program 1: Alameda Point

The Alameda Point program requires the City to take all necessary actions to facilitate and support the construction of 1,482 new housing units on 55 acres of City-owned land at Alameda Point (APN: 74-1368-18) and a 2.4-acre parcel of privately owned land (APN: 74-1377-2) at Alameda Point generally referred to as the Site A Development area and the adjacent West Midway area. These lands are designated for residential use in the *Alameda General Plan 2040* and in the *Alameda Point Waterfront Town Center Specific Plan* and the *Alameda Point Main Street Neighborhood Specific Plan*. (See Table E-3 in Appendix E – Housing Sites Inventory for more information about the property). To facilitate and support the development of 1,482 units during the 6th Cycle, the City of Alameda shall:

Site A Phase II Entitlements: Execute an amended Development Agreement, amended Development Plan, and amended Disposition and Development Agreement to increase the number of housing units to be constructed on the remaining 18 acres of vacant lands described in the 2015 Site A Development Plan as Phase 1 and Phase 2 to ensure construction of at least 610 housing units during the 2022-2031 Housing Element cycle

West Midway Entitlements. Execute a Disposition and Development Agreement and Development Plan with development partners to make 37 acres of City-owned land available for construction of approximately 782 units and 200 replacement units for the Alameda Point Collaborative (RESHAP).

US Navy Lands and Constraints. Work with the US Navy to expedite the remediation and conveyance of lands generally located in Site A Phase 3 to allow for additional housing development during the Housing Element cycle and ensure that any existing US Navy financial constraints on new housing construction to accommodate the City's RHNA are lifted.

School District and Privately Held Lands Work with the Alameda Unified School District and other owners of land within the Adaptive Reuse area of Alameda Point to construct additional housing in support of the RHNA.

Time Frame: Adoption of agreements by end of 2022.

Funding Source: Project application fees and Base Reuse Revenue Funds

Responsible Agency: Planning Building and Transportation Department, Community Development Department and City Council.

Quantified Objective: 1,482 units, including 320 affordable units, 200 very low-income replacement units, and 962 market rate units by 2031

Program 2: Shopping Center Zoning Amendments

This program requires the City to up-zone approximately 100 acres of land at four shopping centers in Alameda that is occupied by low density, single-story commercial and service buildings, and large surface parking lots (see Table E-3 in Appendix E – Housing Sites Inventory) to allow for the development of at least 1,200 housing units. The sites are currently designated in the general plan for residential mixed use. The up zoning shall:

- Remove the multifamily prohibition and permit multifamily housing, shared housing, transitional housing, supportive housing, senior assisted living, and low barrier navigation centers by right. “By right” means the use shall not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Replace the 21 unit per acre maximum density with a minimum density of 30 units per acre (net).
- Permit the 21 unit per acre maximum density with a minimum density of 30 units per acre (net).

The Zoning Amendment shall be adopted prior to the start of the planning period (January 31, 2023). If that does not occur, the City will ensure compliance with Government Code Sections 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i), which includes a requirement that at least 50 percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than 50 percent of the low- and very low-income regional housing need on sites designated for mixed uses, all sites designated for mixed uses must allow 100 percent residential use and require residential use to occupy at least 50 percent of the floor area in a mixed-use project. Adoption by January 31, 2023 also allows the City to count small sites of less than 16 units towards the RHNA.

Time Frame: Adoption of Zoning Amendments by December 2022.

Funding Source: Community Planning Fee

Responsible Agency: Planning Building and Transportation Department and City Council.

Quantified Objectives: 1,200 units during cycle, improving access to jobs and services and encouraging place-based revitalization of underutilized areas.

Program 3: Commercial Transit Corridor Zoning Amendments

This program requires the City to amend the Community Commercial Zoning District, the Neighborhood Commercial District, and North Park Street District, comprising approximately 110 acres of land designated for commercial and residential mixed use in the General Plan along the Park Street and Webster Street transit rich commercial corridors (see Table E-3 in Appendix E – Housing Sites Inventory) to encourage and accommodate at least 400 residential units. The zoning amendments shall:

- Remove the multifamily prohibition and permit multifamily housing by right, shared housing, transitional housing, supportive housing, senior assisted living, and low barrier navigation centers. “By right” means the use shall not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Replace the 21 unit per acre maximum density with a minimum density of 30 units per acre (net).

- Raise height limits to permit 4 stories of residential use over ground floor commercial uses on the transit rich Park Street and Webster Street corridors.

The Zoning Amendment shall be adopted prior to the start of the planning period (January 31, 2023). (January 31, 2023). If that does not occur, the City will ensure compliance with Government Code Sections 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).

Time Frame: Adoption of Zoning Amendments by December 2022.

Funding Source: Community Planning Fee

Responsible Agency: Planning Building and Transportation Department and City Council.

Quantified Objectives: 400 units during cycle, improving access to jobs and services and encouraging place-based revitalization of underutilized areas.

Program 4: Residential District Zoning Amendments

This program requires the City to amend the Municipal Code R-2, R-3, R-4, R-5, and R-6 residential zoning districts and rezone three sites to remove barriers to housing construction and support construction of at least 560 units. The amendments shall:

- Rezone a vacant 4-acre site at 2199 Clement for residential use to accommodate at least 125 units with a minimum residential density standard of 30 units per acre.
- Rezone the Lum School Site and the Thomson School sites to allow AUSD to surplus at least 4 acres of land for residential development at one of the two sites. Zoning will permit residential density 30 units per acre and 125 units on 4 acres. Lum School is currently zoned R-1 and Thompson Field is currently zoned Open Space.
- Amend the Municipal Code R-2, R-3, R-4, R-5, and R-6 residential zoning districts to:
 - Remove the multifamily prohibition,
 - Permit multifamily housing, shared housing, transitional housing, supportive housing, residential care facilities, and warming centers by right. "By right" means the use shall not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
 - Increase the permissible residential density in the R-3 through R-6 from 21 unit per acre to 30 du/acre in R-3, 40 du/acre in R-4, 50 du/acre in R-5, and 60 du/acre in R-6.
 - Reduce on-site open space requirements in all districts to 120 square feet per unit.
 - Remove 20-foot separation requirements between main buildings in all districts.
 - Permit low barrier navigation centers in the R-6 by right.
 - Establish a Residential Transit Overlay District for all residential properties within one-quarter mile of high-quality transit routes, which incentivizes smaller, more affordable housing units by reducing open space requirements to 100 square feet per unit and removing residential density standards.

The Zoning Amendment shall be adopted prior to the start of the planning period (January 31, 2023). (January 31, 2023). If that does not occur, the City will ensure compliance with Government Code Sections 65583, subdivision (c)(1) and 65583.2 subdivisions (h) and (i).

Time Frame: Adoption of Zoning Amendments by December 2022.

Funding Source: Community Planning Fee

Responsible: Planning Building and Transportation Department and City Council.

Quantified Objectives: 560 units on approximately 2,522 acres (R-1 through R-6 Districts) during cycle improving access to jobs and services and encouraging place-based revitalization of underutilized areas.

Program 5: Accessory Dwelling Units

The City shall promote and facilitate accessory dwelling unit (ADU) construction to facilitate an annual production of 70 units per year (560 units during cycle) by:

- Continuing to implement a public information and proactive outreach campaign via the City's website and newsletter to inform property owners of the standards for ADU development, permitting procedures, construction resources, and the importance of ADUs, including ADUs affordable to lower-income households.
- Providing information to encourage residents to apply for ADUs, particularly where their homes already include space that is configured for a conforming ADU (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances).
- Continuing to work to reduce construction and permitting costs by working with small home manufacturers to develop and promote "pre-approved" building plans for small, universally designed, and electrically powered housing units.
- Continuing to waive Development Impact Fees for accessory dwelling units.
- Updating promotional materials and flyers regarding ADUs and make available at the Planning Building and Transportation Departments counter and to project applicants for all discretionary land use applications.
- At least annually, publish informational materials pertaining to ADUs through a combination of media, including the City's website and direct mailings.
- Exploring options for establishing a loan program to help homeowners finance the construction of ADUs. The City shall consider incentives to encourage homeowners to deed restrict ADUs for lower-income households.
- Collect and monitor data on ADU rents to better understand their role in the Alameda housing market and the income groups they serve and adjust or expand the focus of the education and outreach efforts through the 2023-2031 planning period.
- Promote the construction of ADUs in high resource areas and areas of concentrated affluence by supplying informational materials in community gathering places such as high-resource areas or mailers to residents of high-resource areas.

- Inform homeowner associations that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to State law.

Time Frame: Make ADU materials available by July 2023; and implement proactive outreach campaign by June 2024; evaluate effectiveness of ADU approvals and affordability by December 2024; and identify additional site capacity, if needed, by 2025.

Responsible Agency: Planning Building and Transportation Department

Funding Source: Community Planning Fund

Quantified Objective: 70 ADUs annually to improve housing mobility, address the displacement risk, and improve proximity to services and employment opportunities for lower- and moderate-income households.

Program 6: Large Sites and Multifamily Housing

To facilitate the development of affordable housing and provide for development phases of 50 to 150 units, the City will give high priority to processing density bonus applications and subdivision maps that include affordable housing and multifamily rental housing. Projects with higher percentages of affordable housing and/or higher residential densities shall be given priority over projects with lower density and higher priced units. All multifamily rental projects and affordable housing projects will be reviewed against adopted Objective Design Standards, and no discretionary process will be used to reduce the number of units in the project below the number of units permitted by the applicable zoning district.

Time Frame: Ongoing, as projects are processed through the Planning Building and Transportation Department; regulations/incentives will be adopted within one year of adoption of the Housing Element. Annually meet with developers and incorporate and revise strategies at least every two years.

Responsible Agency: Planning Building and Transportation and Community Development Department(s)

Funding Source: General Fund

Quantified Objective: 705 very low-income units and 562 low-income units on large sites of 10 acres or more. Complete all necessary planning entitlements and approvals multifamily and/or affordable housing projects within 150 days of application submittal.

Program 7: Inclusionary Housing Ordinance

Continue to implement the required 15 percent affordable housing requirement on all projects over 5 units in size in Alameda.

Responsible Agency: Planning Building and Transportation and Community Development Department(s)

Funding Source: Community Planning Fee

- Time Frame: Ongoing, as projects are processed through the Planning Building and Transportation and Community Development Department(s)
- Quantified Objective: At least 803 deed restricted affordable units (15% of 5,353) over 8 years (100 per year) to expand housing mobility opportunities for lower- and moderate-income households.

Program 8: Affordable Housing Incentives and Waivers

The City will work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups—including persons with physical and developmental disabilities, female-headed households, large families, extremely low-income households, and persons experiencing homelessness—by creating partnerships, providing incentives, and pursuing funding opportunities. Prioritize projects that promote housing mobility for target populations in high resource areas or reduce displacement risk due to overcrowding, overpayment, or other burdens, such as in west Alameda.

- Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; female-headed households; and homeless persons to reduce the displacement risk for these residents from their existing homes and communities.
- Promote the use of the density bonus ordinance, application process streamlining, and Citywide Development Fee waivers to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Give priority to permit processing for projects providing affordable housing for special-needs groups.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs groups and take all actions necessary to expedite processing of such projects.
- Encourage residential development near parks, open space, transit routes, civic uses, social services, and other health resources.
- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available.
- Continue to implement the Affordable Housing Impact Ordinance, which ensures that non-residential developments consider the impact of commercial development on the supply of affordable housing and allow commercial developers to either provide affordable housing or pay an in-lieu fee to offset the impact of their projects on the supply of affordable housing.

- Pursue federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.
- Pursue partnerships with the Regional Center of the East Bay to identify funding opportunities and promote housing for persons with disabilities.

Responsible Agency: Planning and Building Department and Community Development Department

Time Frame: Ongoing, as projects are processed by the City. Annually apply for funding and annually engage with the Regional Center of the East Bay.

Funding Source: Where feasible, leverage state and federal financing, including Low Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.

Quantified Objective: 1,600 very low-income units and 1,000 low-income units to reduce displacement risk.

Program 9: Extremely Low-Income Housing Incentives and Waivers

Encourage additional housing resources for extremely low-income Alameda residents, particularly seniors and persons with physical or developmental disabilities, through a variety of actions, including:

- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City's identified housing needs.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, persons with disabilities, and persons experiencing homelessness.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- The City will provide financial support annually, as available, to organizations that provide counseling information, education, support, housing services/referrals, and/or legal advice to extremely low-income households to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, and persons experiencing homelessness.

Responsible Agency: Community Development and Planning Building and Development Departments

Time Frame: Ongoing; support expediting applications on an ongoing basis, review budget annually.

Funding Source: General Fund

Quantified Objectives: Assist 200 extremely low-income households to reduce displacement risk.

Program 10: Assistance for Persons with Developmental Disabilities

The City will also coordinate with the Regional Center of the East Bay to inform Alameda families of the resources available to them and to explore incentives so that a larger number of future housing units include features that meet the needs of persons with developmental disabilities and other special needs. The City will continue to support the development of small group homes that serve developmentally disabled adults and will work with the nonprofit community to encourage the inclusion of units for persons with developmental disabilities in future affordable housing developments. The City will coordinate housing activities and outreach with the Regional Center for the East Bay and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, including persons with developmental disabilities, to increase housing mobility opportunities and pursue funding sources designated for persons with special needs and disabilities.

Responsible Agency: Community Development and Planning Departments

Time Frame: Ongoing; coordinate with regional offices and developers to pursue housing opportunities.

Funding Source: General Fund

Quantified Objectives: 50 housing units for persons with disabilities to reduce displacement risk.

Program 11: Resources for Persons Experiencing Homelessness

The City will continue to provide annual funding assistance to the Midway Shelter, a 24-bed, service-enriched shelter for women and children, and develop and implement a plan to establish a service-enriched shelter for men in Alameda. Additionally, the City will continue to implement the strategies identified in the “The Road Home: A 5 Year Plan to Prevent and Respond to Homelessness in Alameda” to address homelessness in Alameda.

The City will annually review, and amend as necessary, the Municipal Code to ensure consistency with Government Code Section 65583(a)(4)(A)(ii).

Time Frame: Ongoing, Annual Improvements, and Annual Review for consistency with Section 65583.

Responsible Agency: Community Development Department and Planning Building and Transportation Department

Funding Source: CDBG Funds

Quantified Objective: Maintain the Midway Shelter facility operations and identify a site and establish a funding plan to create a facility for homeless men.

Program 12: Fair Housing Programs

The City shall continue affirmatively further fair housing by:

- **Rent Program.** Continue to support the Rent Program and the Review Advisory Committee (RRAC) efforts to prevent displacement and moderate rent increases for tenants of all income levels. The Program shall provide an annual report to the City Council on the number of cases reviewed each year, the outcome of those cases, and a recommendation for any additional City regulations or controls deemed necessary to prevent displacement and moderate rent increases. If recommendations are identified in the annual report, the City shall consider implementation within one year.
- **Housing Choice Voucher Program (Section 8).** The Alameda Housing Authority shall continue to issue vouchers and promote the use of Housing Choice Vouchers and encourage landlord participation. To reduce the concentration of voucher holders, promote mixed-income neighborhoods, and improve mobility between neighborhoods the City shall meet with property managers in high resource areas with a low percentage of vouchers to encourage them to advertise their units to voucher holders.
- **Acquisition and Conversion.** Work with public or private sponsors to encourage acquisition/rehabilitation of existing multifamily units to be converted to affordable and senior housing. The intent of this is to reduce displacement risk for seniors and lower-income households by increasing the supply of affordable housing.
- **Transit.** The City will coordinate with AC Transit to ensure that transit needs of residents are met, including providing support of a survey of unmet needs and applying for funding if needed to change or expand routes.
- **Education.** The City will meet with the Alameda Union School District (AUSD) by July 2023 to address less positive educational outcomes in West Alameda as compared to East Alameda as shown in the TCAC/HCD Education Score. The City shall support applications by AUSD or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.

Time Frame: Refer to individual bullets for specific time frames.

Responsible: Community Development Department and Alameda Housing Authority

Funding: Community Development Block Grant Funds and U.S. Department of Housing and Urban Development (HUD)

Quantified Objective: Assist at least 100 households annually through the RRAC, increase the number of units available to HCV holders by at least 5, and assist with the acquisition of 15 units for conversion to affordable housing.

Program 13: Tenant Protections

The City will take the following actions to reduce displacement risk due to discriminatory actions:

- **Fair Housing Counseling Program.** Contract at least one fair housing provider, such as ECHO Housing, to ensure all tenants have access to legal counseling, and landlords are aware of their

rights and responsibilities. Support coordination of biannual workshops for landlords and property managers on discriminatory practices, reasonable accommodation requirements, and resources and an annual presentation to staff on fair housing practices, beginning in 2023.

- **Rental Audits.** Provide support to fair housing providers to continue to conduct annual audits of housing providers to ensure compliance with fair housing laws.
- **Fair Housing Case Monitoring.** In 2027, upon completion of 2 iterations of biannual landlord and property manager workshops and 4 consecutive rental audits, meet with local fair housing providers, including ECHO Housing, to assess effectiveness of fair housing programs and identify additional strategies if needed.
- **Fair Housing Outreach Program.** Include information or links to information on the City's website and provide printed informational materials in City buildings with information on the fair housing counseling program, tenant protections, and other resources to reduce displacement risk.
- **Eviction Protection.** By June 2023, explore effective just cause eviction ordinances; by June 2024, adopt a just cause eviction ordinance to reduce displacement due to discrimination by landlords and property managers.

Time Frame: Refer to individual bullets for specific timeframes.

Responsible: Community Development Department and Alameda Housing Authority

Funding: Community Development Block Grant Funds and U.S. Department of Housing and Urban Development (HUD)

Quantified Objective: Assist at least 20 tenants or prospective tenants annually through the fair housing counseling program and distribute information on tenant protections and resources annually.

Program 14: Replacement Housing

To facilitate place-based revitalization for households at risk of displacement due to new development, the City will require replacement housing units subject to the requirements of Government Code, Section 65915, subdivision (c)(3), on sites identified in the site inventory when any new development (residential, mixed-use, or nonresidential) occurs on a site that has been occupied by or restricted for the use of lower-income households at any time during the previous five years. This requirement applies to nonvacant sites and vacant sites with previous residential uses that have been vacated or demolished.

Responsible Agency: Community Development Department

Time Frame: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed.

Funding Source: General Fund

Quantified Objective: Replace any of units identified in the sites inventory if (a) they are planned to be demolished for purposes of building new housing, and (b) they are determined to be occupied by low-income households, provide assistance to prevent displacement of lower-income households due to loss of affordable units.

Program 15: Affordable Housing Monitoring

The City shall maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.
- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Time Frame: Annually monitor units at risk of converting; coordinate noticing as required per California law.

Responsible Agency: Community Development Department and Alameda Housing Authority

Funding Source: In-lieu fees, AHUF fees, Tax credits, HOME funds

Quantified Objective: Preserve units as funding expires to reduce displacement risk.

Program 16: First-Time Homebuyer Program

The Community Development Department will continue to assist first time home buyers by participating in the Alameda County Housing & Community Development Department Mortgage Credit Certificate (MCC) and Down Payment Assistance (DPA) programs, which provides down payment assistance to low- and moderate-income first-time homebuyers, homebuyer workshops. The Community Development Department will advertise this program through mailers or similar strategies in areas with high rates of renter-occupied households, such as in west Alameda, to increase awareness of housing mobility opportunities. The City will assist lower-income residents locate affordable housing opportunities, such as through a database or website of retail listings, realtor contact information, or other strategies.

Time Frame: Develop informational materials to distribute and post on the City's website by May 2023.

Responsible Agency: Community Development Department

Funding: Community Block Grant Program Funds, Affordable Housing In-Lieu Funds

Quantified Objective: Assist two households per year with Down Payment Assistance to improve housing mobility opportunities.

Program 17: Housing Rehabilitation Programs

The City shall continue to assist in the improvement of lower income owner- and renter-occupied housing units in the city through a variety of programs that provide funding to lower income households to create new lower income rental units in existing vacant or underutilized residential

structures, to repair and improve their homes, assist property owners with low- and very low-income tenants repair and improve their units, and assist eligible seniors and persons with disabilities in making modifications to their residences.

- **Rental Rehabilitation Program.** The City of Alameda’s Rental Rehabilitation Program provides financial and technical assistance to residential rental property owners to preserve and improve existing affordable rental housing without passing the costs through to tenants. Assisted units must be occupied by low- and moderate-income households.
- **Housing Rehabilitation Program.** The Housing Rehabilitation Program help low- and very low-income homeowners repair and improve their homes.
- **Substantial Rehabilitation Program.** The City’s Substantial Rehabilitation Program provides below market-rate loans to Alameda property owners to create new affordable rental units in vacant or underutilized space in existing structures. Grants of up to \$15,000 for preliminary design services are available to help owners determine the feasibility of new unit development before proceeding with the rehabilitation project. In exchange for below market-rate loans, property owners commit to rent the new units to Housing Choice Voucher Program tenants for 15 years.
- **Soft Story Structural Assessment Grant.** The Soft Story Structural Assessment Grant for Rental Units Program (Program) provides financial assistance to residential rental property owners (Owner) to assess their soft story structure without passing the costs through to tenants. At least 51% of the units in the building must be occupied by low- and moderate-income households. Grants of up to \$5,000 are available to offset engineering fees required to produce a report acceptable to the Building Department for review. Participation in this Program also provides eligibility for Rental Rehabilitation Loan Program funds to assist in the cost to retrofit the structure, subject to funding availability and eligibility criteria above.
- **Housing Safety Program.** The Alameda Fire Department Housing Safety Program is a free program providing much needed services to low-to-moderate income residents over the age of 62 and persons with disabilities any age. The Program installs 10-year tamper resistant smoke and carbon monoxide detectors as well as ADA grab bars and interior handrails. Free nightlights, flashlights and grab sticks are offered as well.
- **Minor Home Repair.** The City’s Minor Home Repair Program provides grants of up to \$2,000 for emergency repairs to health, safety and security items, or minor repairs of carpentry, plumbing, heating, and electrical items. This program is available to low-income Alameda homeowners
- **Accessibility Modification Program.** The City provides grants and low-interest loans to assist eligible seniors and persons with disabilities in making modifications to their residences, allowing the individual to attain greater mobility and remain safely in their home.
- **Amnesty Program.** The City will continue to administer its amnesty program, which allows property owners to legalize existing housing units that may have been constructed without the benefit of city permits, provided that the units are upgraded to meet minimum Building Code health and safety standards.

Time Frame: Ongoing, as homeowners approach the City. Identify neighborhoods every two years. Create flyers in multiple languages by June 2022.

Responsibility: Community Development Department
Funding Source: CDBG funds
Quantified Objective: Assist 30 lower income homeowners add units or improve their homes and assist 30 households make accessibility improvements and reduce displacement risk due to housing condition or accessibility concerns.

Program 18: Utility Assistance Programs

Alameda Municipal Power (AMP) will continue to provide funding assistance to lower income households in need of help with their electric bills.

Time Frame: Ongoing
Responsible Agency: Alameda Municipal Power
Funding: Public Purpose Program and AMP Funds
Quantified Objective: Fund at least \$150,000 annually to lower income households to reduce displacement risk due to utility costs.

Program 19: Promote Energy Conservation

Continue to offer residential customer energy services that include:

- A weatherization cash grant program
- A rebate program for compact fluorescent lights
- A meter lending program
- A rebate program for EnergyStar refrigerators
- A second refrigerator pickup program
- Free energy audits
- Energy Assistance Program to help low-income residents reduce their energy use
- Implement the energy efficiency and conservation policies and programs in the Energy Element of the General Plan

Responsible Agency: AMP
Funding Source: Utility fees
Time Frame: Ongoing, as programs are available
Quantified Objective: Provide annual funding in the amount of \$150,000 to lower income households

Program 20: Environmental Health

Facilitate place-based revitalization of neighborhoods, such as the NAS Alameda Priority Development Area in west Alameda and the Northern Waterfront Priority Development Area along the Estuary, which are more heavily impacted by hazardous wastes from prior industrial uses, diesel particulate matter from proximity to regional freeways and the Oakland Port through the following strategies:

- Continue to plan for and construct parks, open space and tree plantings in these areas to improve environmental health.
- Work with the Port of Oakland and Caltrans to reduce regional air quality impacts associated with regional transportation facilities.
- Develop active transportation facilities such as the West Alameda bicycle and pedestrian bridge, which will reduce automobile traffic in West Alameda.
- Require transitional buffers or screening between residential and industrial or heavy commercial uses in new development.
- Continue to work with the US Navy, DTSC, and property owners to remove hazardous materials resulting from prior industrial uses in West Alameda and the Northern Waterfront.

Time Frame: Ongoing.

Responsibility: Community Development Department

Funding Source: General Funds

Quantified Objective: Create access to parks within 1 mile of all housing to reduce environmental health disparities between west and east Alameda.

Program 21: Development Standards to Remove Constraints

The City will annually review, and amend as necessary, the Municipal Code to ensure consistency with State Housing Government Code requirements pertaining to, but not limited to:

- **Emergency Shelters:** Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii). Adopt development standards for emergency shelters and ensure they are consistent with State law per California Government Code Section 65583(a)(4)(A)(ii).
- **Transitional and Supportive Housing.** Ensure that transitional and supportive housing types permitted as a residential use and are only subject to those restrictions that apply to other residential dwellings of the same type in the same zone per Government Code Section 65583(a)(5); and allow for the approval of 100 percent affordable developments consistent with Government Code Section 65583(c)(3).
- **Low-Barrier Navigation Centers:** Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.

- **Density Bonus:** Comply with changes in California's density bonus law (Government Code Section 65915, as revised) and promote the density bonus through informational brochures that will be displayed at the City's Planning Department.
- **Residential Care Facilities:** Amend the AMC to allow residential care facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone, in accordance with the City's definition of family.

Responsible Agency: Planning Building and Transportation and Community Development Department(s).

Time Frame: Amend the Municipal Code by December 2024.

Funding Source: General Fund

Quantified Objective: 30 units; of these, encourage 20 units in areas with close proximity to resources and services to improve access to opportunity for lower-income and special-needs persons.

Program 22: Annual Review, Monitoring, and the 5-Year Pipeline Report.

The Planning Board shall hold an annual public hearing in February or March to evaluate progress toward meeting housing goals and regional housing needs obligations. The review will examine annual quantitative housing production goals and the most current Housing Sites Inventory, and if the City is not meeting those quantitative goals, the staff will make recommendation to the Planning Board on adjustments to processes or requirements to improve performance. At the public hearing, the Planning Board will make recommendations for City Council consideration and action.

The annual review will include a review of the Annual Progress Report on the Housing Element implementation in the format required by HCD as defined by Government Code Section 65400(a)(2)(B), the Inclusionary Housing Ordinance; Alameda Municipal Code (AMC) Section 30-16; Affordable Housing Density Bonus Ordinance (AMC 30-18); the Off-Street Parking Ordinance (AMC 30-7); the Universal Design Ordinance (AMC 30-17) and the Design Review Ordinance (AMC Section 30-36).

The Community Development Department shall continue to prepare and annually present a 5-Year Affordable Housing Pipeline Projects Report coordinated with the Housing Element Housing Production Annual Report.

Time Frame: Annual Review and submit Annual Progress Report to HCD on April 1.

Responsible Agency: Planning Building and Transportation and Community Development Department(s).

Funding Source: General Fund

Quantified Objectives: One public hearing per year to evaluate past-year housing production and City processes and requirements constraining housing production in Alameda and to evaluate projects and plans in place to increase affordable housing in future years.

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the City to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in Table 1.

Table 1 Quantified Objectives for City of Alameda Programs, 2015–2023

Action	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	710	711	818	868	2,246
New Construction					
Program 1 Alameda Point	200	100	100	120	962
Program 2 Shopping Centers Up zoning	50	50	150	500	550
Program 3 Corridors Up zoning	50	50	50	250	
Program 4 Residential Up zoning	100	100	100	100	160
Program 5 ADUs	68	100	168	168	56
Program 6 Large Sites	105	600	562	400	2000
Program 7 Inclusionary	100	115	215	375	
Program 8 Affordable	1,600	1,000			
Program 9 Extremely Low	200				
Rehabilitation					
Program 17 Rehabilitation		30			
Conservation					
Program 10 Assist persons with Disabilities	50	30			
Program 11 Homeless	50				
Program 12 Fair Housing	25	25	25	25	25
Program 13 Tenants	5	5	5	5	5

Source: City of Alameda, March 2022.

(1) Units constructed by the private and non-profit sectors are estimates of anticipated development activity based upon current development proposals and anticipated economic and market conditions. Actual activity will be determined by market conditions, property owner decisions, and other factors that are outside the control of the City of Alameda.

APPENDIX A – COMMUNITY CONSULTATION

The Housing Element is the result of three years of community discussion and consultation about the need for housing and the City’s plans and regulations that both constrain and facilitate the production of housing in Alameda. The discussion and consultation ranged from small individual meetings with advocacy groups and individuals, to large, publicly noticed public hearings and public workshops to a citywide ballot measure.

Throughout the process and discussion, the City of Alameda has made a diligent effort to achieve public participation from all economic segments of the community. Invitations to all community meetings were sent to local affordable housing organizations who represent low-income populations to encourage their participation. Translation services were offered and made available upon request. All comments were considered and evaluated during the drafting of the 2023-2031 Housing Programs.

Throughout the three-year process, the community, housing advocates and providers, and decision makers addressed a number of major public concerns and comments. Public comments ranged from concerns about the lack of affordable and special needs housing in Alameda to concerns about the impact of adding more housing to the physical character of the community and infrastructure and transportation system capacity. Throughout the three-year process, the Planning Board and City Council provided direction to staff on strategies, policies, and programs to balance the need to provide additional housing to accommodate the RHNA and affirmatively address fair housing, while still working to maintain the best aspects of Alameda’s physical character through appropriate zoning controls and form-based standards and address infrastructure capacity through appropriate land use planning principles, such as locating new housing near existing transit corridors and commercial districts.

The major public engagement milestones in this three-year discussion are highlighted in this section.

2020: Measure A and Measure Z

In 2020, the Alameda community engaged in a citywide discussion about role and implications of Alameda City Charter Article 26 (“Measure A”) The discussion started on January 13, 2020, and ended in November with Measure Z, a City Council measure put before the voters to remove the Charter’s citywide prohibition on multifamily housing and residential densities above one unit per 2,000 square feet.

In January, the City of Alameda Planning Board held a public forum to evaluate the Alameda City Charter Article 26 provisions prohibiting certain types and densities of housing. The city staff analysis found that Article 26 was inconsistent with State Law; to comply with State Law, City would need to continue to adopt Zoning Ordinances and Housing Element policies in conflict with Article 26 of the City Charter.

In May, the City Council held a public hearing to consider Charter Subcommittee recommendations and options regarding Article 26. Staff recommended a ballot measure to remove Article 26 from City Charter.

In June, the City Council held a second public hearing to consider placing a measure on the ballot to remove Article 26 or modifying Article 26. Staff recommended a measure to remove Article 26 from the City Charter.

In July, the City Council held a third public hearing to consider staff recommendation to place a measure on the ballot to remove Article 26 from the City Charter. City Council voted to place a measure (“Measure Z”) before the voters to remove Article 26 from City Charter.

In November, the voters of Alameda rejected Measure Z. Article 26 remains in the City Charter.

2021: Housing Sites and Fair Housing

After the defeat of Measure Z, the Alameda community shifted its focus to the sites and zoning programs that would be necessary to accommodate Alameda’s RHNA and affirmatively further fair housing, despite a City Charter provision that prohibits multifamily housing and residential densities affordable to lower income households.

In December 2020, the City Council held a Housing Element Update public workshop to review draft RHNA, the initial sites inventory, and the zoning programs that will be necessary to accommodate RHNA despite Article 26.

In January 2021, the Planning Board held a Housing Element Update public workshop to review and discuss staff’s recommended process, initial sites inventory, and initial zoning programs to accommodate the RHNA.

In February, the City Council held a Housing Element Update workshop to discuss the RHNA, initial sites inventory, and initial zoning programs to accommodate RHNA. At the meeting, the Council requested guidance from State Department of Housing and Community Development (HCD) regarding reconciliation of State Housing Law with Alameda City Charter Article 26.

In February, the Planning Board held a public hearing to review Annual Report on the General Plan and Housing Element implementation. At the meeting the Planning Board identified priorities and issues to address in the Housing Element update.

In March, the Planning Board held a public hearing to discuss a refined sites inventory and list of sites and districts proposed for multifamily housing.

In June, staff circulated the first draft of the Housing Element update for public review. In September, Alameda Democratic Club held a public meeting to review and discuss the draft Housing Element update. Staff was invited to present the Housing Element. In October, housing advocates Renewed Hope and YIMBY held a public meeting to review and discuss the draft Housing Element. Staff was invited to present the Housing Element.

In October, the Planning Board held a public workshop to review the draft Housing Element and discuss fair housing policy.

In November, HCD sent correspondence providing guidance to City Council regarding Article 26 and State housing law. HCD agreed with staff analysis that Article 26 conflicts with state law, is preempted by state law, and is unenforceable.

In November, City Council held a public workshop to review the draft Housing Element update, draft sites inventory, and programs to up-zone commercial and residential districts to accommodate RHNA. Council members suggested new programs to increase housing capacity in business parks and open spaces.

In December, the Commission on Disabled Persons held a public workshop to review and comment on the draft Housing Element and discuss universal design requirements.

In December, the Planning Board held a public hearing to consider zoning amendment to up-zone R-1 Single Family Residence District to comply with SB 9 and increase housing capacity in the R-1 District to accommodate RHNA.

2021 Stakeholder Consultations

In addition to the public meetings in 2021, between September and December 2021, the City of Alameda attempted to meet with 13 organizations with an expressed interest in housing. Of the 13 organizations, 9 responded and consultations were conducted with stakeholders to offer the opportunity to provide one-on-one input.

The following stakeholder groups were interviewed over the phone:

- Yes in My Backyard (YIMBY) on September 28, 2021
- Alameda Point Collaborative (APC) on September 30, 2021
- Eden Council for Hope and Opportunity (ECHO) on October 4, 2021
- Housing Authority of the City of Alameda on October 11, 2021
- Everyone Home/Alameda County Continuum of Care (CoC) on October 12, 2021
- Centro Legal de la Raza on October 22, 2021
- Renewed Hope on November 11, 2021
- Housing & Economic Rights Advocates (HERA) on December 14, 2021

Stakeholders were also given the option to submit comments via email in lieu of being interviewed. The following stakeholder submitted its responses to the interview questions:

- Regional Center of the East Bay (RCEB) on September 22, 2021

Additionally, the following stakeholders were contacted for input but were not available or did not respond:

- Alameda County Area Agency on Aging
- Alameda County Behavioral Health Care Services
- Alameda County Public Health Department
- Society of St. Vincent de Paul of Alameda County

In each of the consultations, the stakeholders were asked some or all of the following question, depending on the type of organization interviewed:

- Opportunities and Concerns. What three top opportunities do you see for the future of housing in the City of Alameda? What are your three top concerns for the future of housing in Alameda?
- Housing Preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
- Tourism: What effects have you seen on housing because of the growing tourism industry/short-term rentals? From your perspective, what are some of the most positive impacts? From your perspective, what are some of the most negative impacts? What do you see as the top three priorities for the city in addressing negative impacts (if any)?
- Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
- Housing Conditions: How do you feel about the physical condition of housing in the City of Alameda? What opportunities do you see to improve housing in the future?

Through these consultations, stakeholders expressed several common concerns over the current challenges and barriers to housing in the city. Overwhelmingly, the consultation process revealed that the City of Alameda (and many other Bay Area jurisdictions) faces an insufficient stock of affordable housing. However, this can be a regional and collective consequence of jurisdictions across the Bay Area that did not develop enough affordable housing to match population growth. Several stakeholders identified a need for more permanent, supportive housing in the city. One recommendation was to revise the zoning ordinance to allow housing shelters and permanent/supportive housing uses in zones across the city.

It was expressed that many former unhoused Alameda residents have taken advantage of the available services and programs in the city to successfully age in place. These individuals are now ready to transition into other housing but still require financial support like a “shallow” subsidy. It was noted that there are not many housing units available with this type of subsidy in the city for this transitioning demographic.

Through this consultation process several stakeholders recognized the influence that neighborhood homeowner association groups have on local politics and the differences of opinion on how the City of Alameda should develop. Many neighborhood groups want to see the Regional Housing Needs Allocation (RHNA) sites concentrated solely in the former naval shipyard in the North and not spread out across the city.

Homeowner associations were again brought up when discussing fair housing. It was expressed that Alameda and other Bay Area communities face discrimination in homeowner associations. It was recommended that the City of Alameda tie/mandate first-time homeowner programs with fair housing education to inform residents of their homeownership rights, to empower new homeowners to advocate and defend themselves. Various jurisdictions already require new homeowners to attend Housing and Urban Development workshops as part of their first-time homebuyer program. Housing & Economic Rights Advocates (HERA) suggested creating fair housing workshops directed toward these homeowner associations to provide education and help to mitigate any fair housing issues, and recommended providing some type of incentive to encourage homeowner association residents to attend the workshops.

Housing & Economic Rights Advocates (HERA) also shared that many complaints are from low- and moderate-income homeowners because of the cost of housing repairs. HERA suggested that these issues tend to occur due to discriminatory mortgage and lending practices, resulting in unrealistic mortgage payments. It was recommended that the City of Alameda explore home repair programs, low interest rate housing loans, and second structure loans, and direct institutions to expand the breadth and flexibility of criteria that allows folks (e.g., with traditionally bad credit) to receive loans. Additional programs can be created to combat discriminatory and predatory lending practices.

2022: Zoning for Multifamily and Fair Housing

Beginning in January 2022, the Planning Board held monthly public workshops for the public to review and discuss specific zoning changes to facilitate housing production in Alameda to meet the RHNA and affirmatively further fair housing.

In January, the Planning Board and City Council held public workshops and public hearings to review draft amendments to address SB 9 in the R-1 Zoning District, draft amendments to create a multifamily overlay district for shopping centers, and draft amendments to affirmatively further fair housing in all residential and mixed-use zoning districts.

In February, the Planning Board held two public workshops to discuss and review draft zoning amendments for Park Street and Webster Street and the Housing Element program to build 1,489 units at Alameda Point.

In March, the Planning Board held public hearings and workshops to review and consider changes to the R-2 through R-6 zoning districts to affirmatively further fair housing and encourage mixed-use, multifamily, and affordable housing on transit corridors. The City Council held a public hearing in March and adopted zoning changes to the R-1 Zoning District to implement SB 9 and increase the housing capacity in the R-1 zoning district to four (4) units per parcel.

In April, the City of Alameda published the *April 2022 draft Housing Element* update and a comprehensive update of the Alameda Municipal Code designed to implement the draft Housing Element update and State Housing Government Code requirements for public review and comment.

Noticing of the Draft Housing Element

The initial Draft Housing Element was released for public review on April 5, 2022, which will be at least 40 days prior to submitting the draft to HCD, consistent with HCDs transparency requirements for initial draft submittals. The draft was made available on the City's website and social media accounts and was sent out to individuals and organizations that have previously requested notices relating to the Housing Element update process.

Per Government Code Section 65585, the Draft Housing Element was made available for public comment for 30 days, from April 4, 2022 to May 4, 2022. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on DATE. The draft was made available on the City's website and social media accounts and was sent out to individuals and organizations that have previously requested notices relating to the Housing Element update process.

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APPENDIX B – REVIEW OF THE 2014–2022 HOUSING ELEMENT

This Appendix provides a review of the City's accomplishments implementing the housing policies and program objectives in the 2014-2022 Housing Element. The table is organized to follow the organization provided in the 2014-2022 Element.

To develop an effective housing plan for the 2023 to 2031 period, the City must assess the effectiveness of its existing (2014) housing programs and determine the continued appropriateness of such programs in addressing housing adequacy, affordability, and availability issues.

This section evaluates the accomplishments of each program against the objectives established in the 2014–2022 Housing Element, explains any discrepancy in program achievements, and recommends programmatic changes for inclusion in the 2023–2031 Housing Element.

Efforts to Address Special Housing Needs

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous Housing Element matrix in Table B-1, the 2014 Housing Element included several programs that addressed senior housing needs, emergency shelters, and needs for persons with disabilities. Some of the accomplishments include:

- The City of Alameda partnered with the Alameda Housing Authority and Tim Lewis Communities to construct the 31-unit Little John Commons lower income senior housing project with 100 percent universal design (completed in 2018). The City of Alameda contributed a portion of the land necessary for the project.
- The City partnered with Alameda Point Partners and Eden Housing to construct 128 units of lower income housing at Alameda Point. Twenty percent of the units are designed for people with disabilities, and 60 units are reserved for lower income seniors. The project opened in 2020. The City provided the land for the project.
- The City adopted a Universal Design Ordinance, which requires that 30 percent of all new housing units constructed in Alameda be universally designed and that 100 percent of all new units be “visitable” by a person with physical disabilities.
- The City approved the zoning amendments and land use entitlements for the McKay Wellness Center, which will provide assisted living facilities for 90 homeless individuals and a respite center for homeless individuals recovering from hospital visits.

- The City approved the SB 35 application for 586 units of affordable housing on the North Housing site for the Alameda Housing Authority. The City facilitated the conveyance of the land from the US Navy to the Housing Authority.
- The City approved plans for a transitional housing facility for 47 homeless individuals on City-owned land on 5th Street.
- The City's Housing Rehabilitation program assisted over 170 lower income households with construction of accessibility improvements to their homes.
- The City opened its first "Warming Shelter" for winter months to provide a safe, warm, and welcoming place for those experiencing homelessness. In 2020, the City provided \$62,301 to Building Futures with Women and Children to operate the Warming Shelter for the winter of 2020-21.

Table B-1 Program Evaluation

Program		Implementation Status	Action
<p>Program 1-1: Annual Review of Policies and Programs. An annual public hearing in February or March before the Planning Board to review and consider improvements to the development review process and requirements to ensure that processes and requirements do not create unnecessary costs or delays and increase the cost of housing in Alameda. The review shall include an assessment of at least:</p> <ul style="list-style-type: none"> (a) inclusionary housing (AMC Section 30-16) (b) density bonus (30-17) (c) multifamily overlay (30-18) (d) Measure A (30-52) (e) Design Review (30-36) (f) Off-street parking (30-7). <p>The review will address impacts on housing costs, adequate incentives, and flexibility of the ordinances. The review will also include a review of the Annual Progress Report on the Housing Element implementation in the format required by the California Department of Housing and Community Development as defined by Government Code Section 65400(a)(2)(B). Based upon the annual review and the Annual Progress Report, the Planning Board will make a recommendation to the City Council recommending any changes to the City's development regulations necessary to support Housing Element implementation or immediately institute any changes in the Planning Board or City staff procedures or</p>	<p>Responsibility: Planning Department</p> <p>Funding: Community Planning Fee</p> <p>Schedule: Annually</p>	<p>The Planning Department prepares an annual report on housing production over the previous year and an evaluation of the City's development regulations to ensure that City processes and requirements do not create unnecessary costs or delays and increase the cost of housing. This process also allows for public comment prior to submitting the APR to HCD and OPR. As the result of this program, the City made a number of changes to the Alameda Municipal Code and the General Plan to improve city policies and standards constraining housing production in Alameda, including but not limited to amendments to:</p> <ul style="list-style-type: none"> • The Accessory Dwelling Unit Ordinance to expedite construction of ADUs. • Off-Street Parking Ordinance amendments to remove minimum off-street parking requirements for residential projects. • On-Site Open Space Ordinance amendment to allow more flexibility in common and private open space and proportions. • Adoption of Objective Design Review Standards. • General Plan Amendment to compete a comprehensive update of the 1991 General Plan in preparation for the 2023-2031 Housing Element. 	<p>Continue and update. See Program 22.</p>

Program		Implementation Status	Action
processes that are within the jurisdiction of the Planning Board or staff.			
Program 1.2: Inventory of Housing Sites. Continue to maintain an inventory of available housing sites with residential zoning designations for public information purposes on the City website.	Responsibility: Planning Department Funding: Community Planning Fee Schedule: Ongoing	The City continues to maintain an inventory of available sites, which is included in the City's Housing Element, available on the City's website. As sites are developed, the Planning, Building and Transportation Department continues to revise the inventory list and provide an updated list for the website.	Continue See Program 22
Program 1.3: Affordable Housing Development Review and Processing. Facilitate the development of affordable housing, and provide for development projects of 50 to 150 units in size, routinely coordinate with property owners, and give high priority to processing subdivision maps that include affordable housing units. Give priority to permit processing for projects providing affordable housing, and housing for seniors, persons with developmental disabilities, and other special needs groups. Improve development review/processing procedures to minimize, to the extent possible, the time required for review of development projects. This reduction in time will reduce the cost to developers and may increase housing production in the city. The City will utilize the Development Review Team to ensure projects are reviewed in a timely manner.	Responsibility: Planning Department Funding: Community Planning Fee Schedule: As projects are processed through the Planning Department	<p>The City of Alameda staff, Planning Board, and City Council have expedited the review of affordable housing projects and improved processes and requirements for the review of affordable housing projects as the result of this program.</p> <p>Examples include the adoption and use of Objective Design Standards for multifamily residential development and effective use of the Affordable Housing Density Bonus Ordinance to expedite the review and approval of:</p> <ul style="list-style-type: none"> • 586-unit affordable housing. • 20-unit affordable housing project at Eagle Avenue occupancy in 2018. • 31-unit affordable senior housing project at Del Monte occupancy in 2018. • 128 very-low and low-income affordable units at Block 8, Site occupancy completed in 2019. • 78 very low- and low-income units at Rosefield Village. • Development Agreement with Midpen Housing Corporation, Alameda Point Collaborative, Building Futures With Women And Children, and Operation Dignity ("Collaborating Partners"). The project included 200 replacement residential units in newly constructed buildings and 67 new residential units in newly constructed buildings. 	Continue and Modify See Program 8.

Program		Implementation Status	Action
		<ul style="list-style-type: none"> 8 affordable units at Mulberry neighborhood. <p>In 2020 the City received and approved one SB 35 Affordable Housing application from the Housing Authority of the City of Alameda for the development of 586 lower income units on the North Housing site, 12 acres of land that were previously owned by the U.S. Navy. All future design review approvals for each building will be approved ministerially by planning staff. Construction on the first building is expected to start in 2023.</p>	
Program 2.1: Inclusionary Housing Ordinance. Continue to implement the citywide 15 percent inclusionary requirement.	Responsibility: Planning Department Funding: Permit Fees Schedule: Ongoing	<p>The City continues to implement the citywide 15% inclusionary requirement on all residential projects citywide. Most residential projects in Alameda utilize the Affordable Housing Density program (AMC 30-18) to increase the inclusionary units for very low-income households in return for waivers from specific development regulations.</p> <p>On City-owned lands at Alameda Point, 25% inclusionary requirements are enforced.</p>	Continue See Program 7
Program 2.2: Funding for 5-year Pipeline Projects. Continue to maintain and update a 5-Year Affordable Housing Pipeline Projects Report. Continue to seek available funding from state and federal sources for which the projects identified in the 5-Year Affordable Housing Pipeline Project Report are eligible, and for other eligible projects. Pipeline projects include rental housing affordable to extremely low-, very low-, and low-income households.	Responsibility: Housing Authority Funding: CDBG, tax credits, HOME, AHUF Schedule: Ongoing - as projects come forward and as funding is available	<p>The City continues to maintain and update the 5-Year Affordable Housing Pipeline Projects Reports.</p> <p>In 2015, the City provided land at no cost to the Housing Authority, and the Authority secured funding and commenced construction for Alameda Landing (Stargell Commons), a 32-unit affordable housing project, which was completed in 2017.</p> <p>In 2016, the City provided land, and the Housing Authority secured funding and commenced construction for the 31-unit Del Monte Affordable Senior housing project, which was completed in 2018.</p> <p>In 2016, the Housing Authority received a 9% tax credit allocation for a 20-unit affordable family project. The City facilitated the conveyance of the land to the Authority at no cost.</p> <p>The City continues to seek available funding from state and federal sources to fund pipeline projects focusing on rental housing</p>	Continue See Program 22

Program		Implementation Status	Action
		affordable to extremely low-, very low-, and low-income households.	
Program 2.3: Affordable Housing Unit/Fee (AHUF) Ordinance: Continue to administer the AHUF to support the development of new and rehabilitated housing affordable to very low- and low-income households, and periodically adjust the housing impact fee to keep pace with inflation.	Responsibility: Planning Department and Housing Authority Funding: Non-residential development impact fees Schedule: Ongoing	The City continues to administer the Affordable Housing Unit Fee to support the development of new and rehabilitated housing affordable to very low- and low-income households. Each year the fee is adjusted to keep pace with inflation by the City Council as part of the annual Fee Ordinance adoption. The City collected the following amounts for affordable housing over the planning period: <ul style="list-style-type: none"> • 2015 – \$9,560.48 • 2016 – \$9,076 • 2017 – \$38,093 • 2018 – \$35,490 • 2019 – \$39,115, • 2020 – \$1,094,307 	Continue See Program 8
Program 2.4: Public Private Partnerships. Facilitate the development of affordable housing through public-private partnerships, creative land use strategies, and expedited City permitting and decision making.	Responsibility: Planning Department and Housing Authority Funding: Permit fees, Tax credits, HOME funds and AHUF fees Schedule: Ongoing	The City continues to facilitate the development of affordable housing through public-private partnerships, creative land use strategies, and expedited City permitting and decision making. The City facilitated the private partnerships with Tim Lewis Communities and Alameda Housing Authority, which resulted in the construction of 31 very low- and low-income senior affordable units at the Del Monte project site (completed in 2018). The City provided land to the project at no cost. The City facilitated a public-private partnership between Catellus Development, the Housing Authority, and Resource for Community Development, which resulted in the construction of 32 affordable units at Alameda Landing (Stargell Commons) (completed in 2017). The City provided the land at no cost. The City facilitated a partnership between Alameda Point Partners and Eden Housing for development of 128 very low- and low-	Continue. See Programs 8, 9, 10 and 11.

Program		Implementation Status	Action
		<p>income units at Alameda Point Site A. The City provided the land at no cost.</p> <p>The City entered into a partnership with Catellus Development Company and Pulte Homes to construct 24 affordable housing units on the Alameda Landing Waterfront. The City provided the land at no cost.</p>	
<p>Program 2.5: Preservation of At-Risk Housing Units: Continue to monitor the status of all affordable housing projects and, as their funding sources near expiration, work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p>	<p>Responsibility: Housing Authority</p> <p>Funding: In-lieu fees, AHUF fees, Tax credits, HOME funds</p> <p>Schedule: Ongoing</p>	<p>The City continues to preserve at-risk housing units by monitoring the status of affordable housing projects and, as their funding sources near expiration, working with owners and other agencies to consider options to preserve such units. From 2015 to 2019 there were no projects at risk of converting. However, in 2020, in response to COVID-19, the City launched an Emergency Rent Relief Program to mitigate potential homelessness and displacement of existing Alameda tenants. The program assisted 61 households and was designed to assist very low- and low-income families and individuals who were suffering a temporary financial setback due to the COVID-19 public health emergency and who needed help with rent due.</p>	<p>Continue</p> <p>See Program 15.</p>
<p>Program 2.6: Housing Choice Voucher Program (Section 8). Continue issuing vouchers and encouraging property owners to participate in this rental assistance program.</p>	<p>Responsibility: Housing Authority</p> <p>Funding: US Department of Housing and Urban Development (HUD)</p> <p>Schedule: Ongoing</p>	<p>The Housing Authority of the City of Alameda continued to issue vouchers and encourage property owners to participate in this rental assistance program. Vouchers assisted many households:</p> <ul style="list-style-type: none"> • 1,600 in 2015 • 1,700 in 2016 • 1,845 in 2017 • 1,900 in 2019 • 1,885 in 2020 <p>In 2016, the Housing Authority pursued creative ways to encourage participation by new landlords and to retain existing landlords in the Section 8 program. To this end, the Housing Authority applied to HUD for an exception payment standard that was approved midyear. This made it possible for subsidized rents to nearly match</p>	<p>Continue</p> <p>See Program 12</p>

Program		Implementation Status	Action
		market rents and served as an effective incentive. The Housing Authority also offered a signing bonus of \$500 to new landlords for a three-month period that brought in over 10 new landlords. In 2018, the Housing Authority expanded the number of families assisted through HUD programs by starting its participation in the Veteran Affairs Supportive Housing (VASH) program with 15 new vouchers. In 2018, the program was authorized to lease up to 1,900 households, including the new VASH vouchers.	
Program 2.7: Utility Assistance Programs. Continue to provide funding assistance to qualified households in need of help with their electric bills. One program is a match-fund program for households with a shut-off notice, and one program assists with up to 25 percent of a monthly bill.	Responsibility: Alameda Municipal Power (AMP) Funding: Public Purpose Program and annual contribution from AMP Schedule: Ongoing	The City has continued to provide funding to utility assistance programs for qualifying households in need of help with their electric bills. The City has assisted with the following amounts over the planning period <ul style="list-style-type: none"> • 2015 – \$76,564 • 2016 – \$73,973 • 2017 – \$110,235 • 2018 – \$110,235 • 2019 – \$140,497 • 2020 – \$168,559 	Continue See Program 18
Program 2.8: Rent Review Advisory Committee: Continue to support the Rent Review Advisory Committee (RRAC) efforts to provide voluntary mediation between tenants and landlords in order to moderate rent increases for tenants of all income levels. The RRAC shall provide an annual report to the City Council on the number of cases reviewed each year, the outcome of those cases, and a recommendation for any additional City regulations or controls deemed necessary by the RRAC. The Alameda City Council shall annually review the RRAC reports	Responsibility: Housing Authority and RRAC Funding: AHUF Schedule: Ongoing mediation and Annual Reports	Since adoption of the 2014 Housing Element, City of Alameda has taken major steps to improve and strengthen the City's anti-displacement programs, which were previously administered by the Rent Review Advisory Committee (RRAC) through voluntary mediation between tenants and landlords. In November 2015 a moratorium on rent increases over 7.99 percent and no-cause evictions was enacted while the City Council investigated rent stabilization options. On March 30, 2016, the moratorium on rent increases over 7.99 percent expired. A new Rent Review, Rent Stabilization and Limitations on Evictions Ordinance went into effect on March 31, 2016. Ordinance 3148 was a culmination of the previous ordinances (3131, 3132, 3140, and 3143) enacted to protect	Revise and update program. See Program 12

Program		Implementation Status	Action
and take any steps deemed necessary or appropriate at that time.		<p>tenants in Alameda and ensure that landlords receive a fair return on their property. In 2016, the Rent Review Advisory Committee also provided mediation for 40 households.</p> <p>On April 4, 2017, the City Council adopted the Rent Stabilization and Limitations on Evictions Ordinance. In addition, the Rent Program staff reviewed 276 rent increase cases eligible for RRAC review. The RRAC heard 24 cases, and other cases were resolved prior to the scheduled hearings. The Program staff determined that 91 termination notices required that tenants receive relocation assistance.</p> <p>In 2018, 79 households that were displaced by terminations of tenancy for no fault received a relocation payment averaging \$8,900 from the City. In addition, 252 rent increase cases were submitted for review, creating an average \$267 (16 percent) increase offer. The Rent Review Advisory Committee held hearings for 52 cases, and staff resolved the remaining 200. The average final rent increase for all case submissions was \$131 (8 percent).</p> <p>In 2019, 67 households displaced by terminations of tenancy for no fault received a relocation payment averaging \$8,743 from the City. The Rent Review Advisory Committee held hearings for 68 rent increase cases, and staff resolved the remaining 149. The average final rent increase for all case submissions was \$147 (10 percent). In September 2019, the City Council adopted an urgency ordinance to revise the City's rent control and limitation on evictions regulations. These regulations limit rent increases to no more than 70 percent of the percentage change in the Consumer Price Index for most rental units. Registration requirements were also imposed along with additional limitations on no-fault terminations and an updated relocation payment schedule.</p> <p>In 2020 the Alameda Rent Program received 30 submissions for terminations of tenancy for no fault grounds and 24 submissions for buy-out agreements. The Rent Program staff also received 112 submissions requesting staff review of current or past rent</p>	

Program		Implementation Status	Action
		increases and 21 petitions for a rent adjustment. The Alameda City Council continued to review the RRAC reports and take any steps deemed necessary or appropriate at that time.	
Program 2.9: Employee Housing. Amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5.	Responsibility: Planning Department Funding: Community Planning Fee Schedule: June, 2015	In June of 2014 the city amended the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5.	Delete, program completed
Program 3.1: Special Needs Housing. Work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs populations, including persons with physical and developmental disabilities, and take all actions necessary to expedite processing of such projects.	Responsibility: Planning Department Funding: Permit fees Schedule: As projects are approved through the Planning Department	<p>The City continues to work with public or private sponsors to identify candidate sites for new construction of rental housing for special needs populations, including persons with physical and developmental disabilities.</p> <p>In 2015, the City of Alameda partnered with the Alameda Housing Authority and Tim Lewis Communities to construct the 31-unit Del Monte affordable senior housing, which was approved with 100% universal design (completed in 2018). The City of Alameda contributed a portion of the land necessary for the project.</p> <p>In 2015, the City partnered with Alameda Point Partners and Eden Housing to construct 128 units at Alameda Point Site with 20% universal design. Sixty of the units are for seniors.</p> <p>In 2017, the City of Alameda adopted the Universal Design Ordinance, which requires that 30% of all new housing units constructed in Alameda be universally designed and that 100% of all new units be “visitable” by a person with physical disabilities.</p> <p>In 2018, the City worked with the U.S. Navy to convey 15 acres of land at (North Housing) to the Housing Authority and Habitat for Humanity for development of permanent, service-enriched housing for formerly homeless individuals and families.</p> <p>In 2018, the City approved the rezoning of a former federal property on McKay Avenue for the development of permanent,</p>	Continue and modify. See Programs 8, 9, 10 and 11

Program		Implementation Status	Action
		<p>service-enriched housing for formerly homeless individuals and families.</p> <p>In 2020, the City of Alameda approved the SB 35 application for 586 units of affordable housing on the North Housing site for the Alameda Housing Authority.</p> <p>During the period, the City's Rehabilitation Program provided financial assistance to over 170 lower income families to make accessibility improvements to their homes.</p>	
<p>Program 3.2: Homeless Shelter Funding: Continue to provide funding assistance to the Midway Shelter, a 24-bed, service-enriched shelter for women and children, for a portion of the shelter's operating costs and for necessary capital improvements.</p>	<p>Responsibility: Housing Authority Funding: CDBG Schedule: Ongoing</p>	<p>The City continues to provide funding assistance to the Midway Shelter, a 24-bed, service-enriched shelter for women and children, for a portion of the shelter's operating costs and for necessary capital improvements, including the following contributions:</p> <ul style="list-style-type: none"> • 2015: \$82,263 • 2016: \$62,633 • 2017: \$68,923 and \$350,000 for the replacement and upgrade of the bathroom trailer. • 2018: \$82,569 • 2019: \$53,669 • 2020: \$62,888 <p>In December 2018 and 2019, the City opened its first "Warming Shelter" for winter months to provide a safe, warm, and welcoming place for those experiencing homelessness. In 2020, the City provided \$62,301 to Building Futures with Women and Children to operate the Warming Shelter for the winter of 2020-21.</p>	<p>Continue See Program 11</p>
<p>Program 4.1: In-Law Units and Senior Housing: Continue to support the addition of secondary "In-Law" units for small households or seniors, and use Density Bonus Ordinance provisions to encourage senior housing opportunities on sites in proximity to retail and transit services.</p>	<p>Responsibility: Planning Department Funding: Permit fees Schedule: As projects are approved through</p>	<p>The city continues support the addition of secondary "in-law" units for small households or seniors and use Density Bonus Ordinance provisions to encourage senior housing opportunities on sites in proximity to retail and transit services.</p> <p>In 2017, the City Council approved a comprehensive update of the Secondary Unit Ordinance to reduce regulatory barriers to the</p>	<p>Continue and modify to update term to "Accessory Dwelling Units (ADUs)." Expand</p>

Program		Implementation Status	Action
	the Community Development Department	<p>creation of second units in Alameda. The amendments resulted in an immediate increase in second unit construction in Alameda. The upward trend in production continued through the pandemic years into 2021.</p> <p>The City approved permits for ADUs including:</p> <ul style="list-style-type: none"> • 2018: 20 • 2019: 26 • 2020:39 • 2021: 78 <p>The City continued to promote the use of Density Bonuses. Every major housing development in Alameda during the 2015 to 2022 period utilized the Affordable Density Bonus program to either/or increase the residential density of the project or waive city requirements that constrained the development of affordable housing on the site.</p>	<p>program to incentivize and promote ADUs.</p> <p>See Program 5</p>
Program 4.2: Universal Design Ordinance: Consider amendments to the Zoning Ordinance to require universal design elements in all new housing projects of five or more units.	<p>Responsibility: Planning Department</p> <p>Funding: Community Planning Fee</p> <p>Schedule: December 2014</p>	The Planning Board recommended, and the City Council approved the Universal Design Ordinance in 2017.	<p>Program completed.</p> <p>See Program 10 and 17 and 22 for additional actions needed to address accessibility.</p>
Program 5.1: Annual Review of Policies and Programs: Implement Program 1.1.	<p>Responsibility: Planning Department</p> <p>Funding: Community Planning Fee</p> <p>Schedule: Annually</p>	The City continues to annually review policies and programs at publicly noticed public hearings with the Planning Commission and City Council.	<p>Continue</p> <p>See Program 22</p>

Program		Implementation Status	Action
Program 6.1: First-Time Homebuyer Program: Continue the First-Time Homebuyer Program which provides down payment assistance to low- and moderate-income first-time homebuyers. The program includes free homebuyer workshops. The workshops cover the complete home-buying process including. Overview of the Home-Buying Process, Credit and Budgeting, Qualifying for a Loan, the City's Down Payment Assistance Program, the Loan Application/Pre-approval Process, Selecting a Home, Role of the Real Estate Agent, Home Maintenance, and Foreclosure Prevention.		The City continues the First-Time Homebuyer Program, which provides down payment assistance to low- and moderate-income first-time homebuyers. <ul style="list-style-type: none"> • In 2015, the City processed 8 Down Payment Assistance payoffs with a closeout of one CASA loan, which was converted to an amortized loan. • In 2016, the City processed 4 Down Payment Assistance payoffs. • In 2017, four households were assisted by the Down Payment Assistance Program. • In 2019 one household purchased a Below Market Rates (BMR) Home, developed through the City of Alameda's Inclusionary Housing Program. • In 2020, the City entered into an Affordable Housing Agreement for development of 24 "for sale" affordable units to be offered to very low-, low-, and moderate-income households. 	Continue See Program 16
Program 6.2: Alameda County Mortgage Credit Certificate Program: Continue to participate in the Countywide Mortgage Credit Certificate Program, which assists low- to moderate-income first-time homebuyers to qualify for mortgage loans.		The city continues to participate in the Countywide Mortgage Credit Certificate Program. The program assisted households including, <ul style="list-style-type: none"> • Four in 2015 • Two in 2016 • None in 2017 or 2018 • One in 2019 Alameda County did not distribute any MCCs in 2020.	Continue See Program 16
Program 7.1: Housing Rehabilitation: Continue to administer owner-occupied and rental housing rehabilitation programs: <ul style="list-style-type: none"> • <i>Substantial Rehabilitation Program:</i> Continue to implement the City's 		The city continues to administer owner-occupied and rental housing rehabilitation programs such as: Substantial Rehabilitation Program, Housing Rehabilitation Program, Rental Rehabilitation Program, and Minor Home Repair. In 2015, these programs assisted seven households.	Continue See Program 17

Program		Implementation Status	Action
<p>Substantial Rehabilitation Program, which creates new rental units in existing vacant or underutilized residential structures.</p> <ul style="list-style-type: none"> • <i>Housing Rehabilitation Program:</i> Continue the City's Housing Rehabilitation Program, which provides grants and low-interest loans to help low- and very low-income homeowners repair and improve their homes. • <i>Rental Rehabilitation Program:</i> Continue the City's Rental Rehabilitation Program, which provides low-interest loans to help property owners with low- and very low-income tenants repair and improve their units. • <i>Minor Home Repair:</i> Continue to implement the City's Minor Home Repair program. • <i>Accessibility Modification Program:</i> Continue providing grants and low-interest loans to assist eligible seniors and persons with disabilities in making modifications to their residences, allowing the individual to attain greater mobility and remain safely in their home. 	Schedule: Ongoing	<ul style="list-style-type: none"> • One project was in development for the Substantial Rehabilitation Program. • Three households were assisted with the Housing Rehabilitation Program. • Three were assisted with the Rental Rehabilitation Program. • Twenty-nine households were assisted with accessibility modifications. <p>In 2016,</p> <ul style="list-style-type: none"> • One new project began development through the Substantial Rehabilitation Program. • One household was assisted with the Housing Rehabilitation Program. • Thirty were assisted with accessibility modifications. <p>In 2017,</p> <ul style="list-style-type: none"> • One new project turning a single-family home into a duplex began development through the Substantial Rehabilitation Program. • One household was assisted with the Housing Rehabilitation Program. • Thirty were assisted with accessibility modifications. <p>In 2018,</p> <ul style="list-style-type: none"> • Thirty-two households were assisted with the Housing Rehabilitation Program., • Thirty-nine were assisted with accessibility modifications. <p>In 2019,</p> <ul style="list-style-type: none"> • Twenty-nine households were assisted with accessibility modifications. <p>In 2020,</p>	

Program		Implementation Status	Action
		<ul style="list-style-type: none"> Fourteen households were assisted with accessibility modifications. 	
Program 8.1: Amnesty Program: Continue the City's amnesty program, which provides a process to legalize and improve occupied, existing undocumented dwelling units.	Responsibility: Planning Department Funding: Application fees Schedule: Ongoing	The city continues the amnesty program that serves to provide a process to legalize and improve occupied, existing undocumented dwelling units. <ul style="list-style-type: none"> In 2015, 1 unit In 2016, 2 units In 2017, 3 units In 2018, 3 units In 2019, 0 units In 2020, 1 unit 	Continue See Program 17
Program 9.1: Fair Housing: Continue to support fair housing by contracting with a fair housing contractor/provider to counsel tenants and landlords on their rights and responsibilities. Mediate landlord/tenant disputes, and investigate complaints of housing discrimination. Information about these services is provided by ECHO Housing, a non-profit organization, the Alameda Housing Authority, and the City of Alameda through referral services, brochures, fair housing and tenant rights programs, and the Section 8 program, at the City of Alameda and the Alameda Housing Authority customer service counters and on the City of Alameda and Housing Authority websites.	Responsibility: Housing Authority Funding: CDBG Schedule: Ongoing	The city continues to support fair housing by contracting with a fair housing contractor/provider to counsel tenants and landlords on their rights and responsibilities, mediate landlord/tenant disputes, and investigate complaints of housing discrimination. The following services were by ECHO Housing, a nonprofit organization. <ul style="list-style-type: none"> In 2015, 285 In 2016, 216 In 2017, 294 In 2018, 220 In 2019, 96 In 2020, 100 In 2020, as a response to the COVID-19 pandemic, City Council imposed a temporary moratorium on evictions and shutting off utilities (except for emergency situations) due to or during the pandemic. The moratorium also prohibited rent increases for fully regulated units in the city.	Continue and expand to meet the requirements of AB 686 See Programs 12, 13, and 14

Program		Implementation Status	Action
Program 10.1: New Housing TDM Programs: Require transportation demand management (TDM) programs and facilities in all new housing developments of at least 10 units or more to reduce local greenhouse gas emissions, vehicle miles traveled, and local traffic congestion. Coordinate existing and future transportation demand management programs to create cost effective and convenient transportation services between new residential development areas, regional transportation services including ferry, BART, and AC Transit, and on-island commercial districts, schools, and parks.	Responsibility: Planning Department Funding: Application fees Schedule: Ongoing	Throughout the 2015 through 2022 period, the City required transportation demand management (TDM) programs and facilities in all new housing developments. In 2021, the City adopted the revised Off-Street Parking Ordinance, which eliminated minimum off-street parking requirements for all residential projects and established a citywide TDM requirement to reduce vehicle miles traveled for all major new developments.	Program no longer needed. Replaced by Citywide TDM ordinance.
Program 10.2: Existing Neighborhood Transportation Improvements: Work with existing transit providers including AC Transit, the Water Emergency Transit Agency (WETA), and existing Transportation Management Agencies to improve transportation services for existing Alameda neighborhoods to reduce local greenhouse gas emissions, vehicle miles traveled, and local traffic congestion	Responsibility: Planning Department and Public Works Departments Funding: Community Planning Fees and Grant funds Schedule: Ongoing	The City continues to work to increase transportation services in support of new and existing housing. In December of 2016, the new AC Transit Line 19 began service to serve the Northern Waterfront. In 2017, the City adopted the Citywide Transportation Choices Plan. In 2020, work was completed on the Cross Alameda Trail between the Seaplane Lagoon at Alameda Point and Jean Sweeney Open Space Park along Ralph Appenzato Memorial Parkway (RAMP). In 2021, WETA and the City opened the new Seaplane Lagoon Ferry Passenger Terminal at Alameda Point. In 2021, the City Council approved the new Mobility Element of the General Plan, which established these program objectives as citywide policy objectives.	Program no longer needed. Replaced by Citywide General Plan Mobility Element policies and actions.
Program 11.1: Transit Oriented Housing: Use density bonuses, maximum allowed parking requirements, and unbundled on-site parking requirements in new housing projects of 10 units or more, and require on-site secure bicycle	Responsibility: Planning Department Funding: Application fees	The City continues to support Transit Oriented Housing using density bonuses and maximum allowed parking requirements in all new housing projects.	Program no longer needed. Replaced by Citywide General Plan Land Use,

Program		Implementation Status	Action
parking for project residents to maximize densities on transit corridors.	Schedule: Ongoing	In 2021, the City Council approved the new Land Use Element, Climate Action Element, and Mobility Element of the General Plan, which established these program objectives to increase and maximize densities on transit corridors as citywide policy objectives.	Climate Action, and Mobility Element policies and actions.
Program 12.1: Sustainable Development: Implement the Green Building Code and develop incentives and requirements for energy efficient and sustainable new residential developments.	Responsibility: Planning Department Funding: Application fees Schedule: Ongoing	The City continues to implement the California Green Building Code and develop incentives and requirements for energy efficient and sustainable new residential developments. In 2021, the City Council approved the new Land Use Element and Climate Action Element of the General Plan, which established these program objectives to increase energy efficiency in new and existing homes as citywide policy objectives.	Program no longer needed. Replaced by Citywide General Plan Land Use and Climate Action Element policies and actions.
Program 12.2: Promote Energy Conservation: Continue to offer residential customer energy services which include the following: <ul style="list-style-type: none"> • A weatherization cash grant program • A rebate program for compact fluorescent lights • A meter lending program • A rebate program for Energy Star refrigerators • A second refrigerator pickup program • Free energy audits • Energy Assistance Program to help low-income residents reduce their energy use • Implement the energy efficiency and conservation policies and programs in the Energy Element of the General Plan 	Responsibility: AMP Funding: Utility Fees Schedule: Ongoing – as programs are available	Alameda Municipal Power continues to offer residential customer energy services, including Alameda Municipal Power's refrigerator/freezer, washer/dryer, heat pump water heater, LED bulbs/fixtures, and EV charger rebates. <ul style="list-style-type: none"> • In 2015, the City gave \$76,564 to the Energy Assistance Program (Program 2.7) and \$4,881 to Project EASE. In addition, \$389,369 in residential customer incentives were provided. In addition, Alameda Municipal Power's implemented its standard refrigerator and freezer rebates, an improved LED rebate, and the 2015 citywide "Great Light Bulb Change Out" promotion, during which time Alameda Municipal Power mailed two LEDs to every household. • In 2016, the City provided \$73,973 to the Energy Assistance Program (Program 2.7) and \$7,078 to Project EASE. In addition, \$317,644 in residential customer incentives were provided. • In 2017, the City gave \$103,141 to the Energy Assistance Program (Program 2.7) and \$7,093 to Project EASE. In 	Continue See Program 23

Program		Implementation Status	Action
		<p>addition, \$14,145 in residential customer incentives were provided.</p> <ul style="list-style-type: none"> • In 2018, the city gave \$103,141 to the Energy Assistance Program (Program 2.7) and \$7,093 to Project EASE. In addition, \$93,136 in residential customer incentives were provided. • In 2019, the city provided \$124,937 to the Energy Assistance Program (Program 2.7) and \$15,560 to Project EASE. In addition, \$103,224 in residential customer incentives were provided. • In 2020, the City provided \$148,642 to the Energy Assistance Program (Program 2.7) and \$19,917 to Project EASE. In addition, \$131,053 in residential customer incentives were provided. 	
Program 13.1: Public Notice and Participation: Provide ample public notice and opportunities for public involvement in the public decision making process.	Responsibility: Planning Department Funding: Application Fees Schedule: Ongoing	The city continues to provide ample public notice and opportunities for public involvement in the public decision-making process. The City requires a 20-day notice for all discretionary project reviews, which exceeds state requirements by 10 days. In addition, Planning staff has worked successfully with neighborhood groups to ensure that all interested parties are informed about upcoming hearings. The Planning Department made changes to its website to make it easier for the general public to keep informed about current applications and upcoming public hearings. The City's public hearings have been well attended.	Program no longer needed. Replaced by Citywide General Plan policies and City of Alameda Sunshine Ordinance public noticing requirements.
Program 14.1: Design Concepts: Develop preferred design concepts for important opportunity sites to improve certainty in the entitlement process similar to the design concepts prepared for the Webster Street Vision Plan, Civic Center Vision Plan, and North of Park Gateway Strategic Plan.	Responsibility: Planning Department Funding: Application Fees Schedule: Ongoing	The City continues to develop preferred design concepts for important opportunity sites to improve certainty in the entitlement process. In 2015, the City worked with the prospective developers of Neptune Lofts at 1435 Webster Street to provide preferred design concepts. The mixed-use project, which includes retail on the ground floor and nine residential units above, is expected to be approved in 2016. From 2016 to 2020, the City continued to work	Modify. See Program 2, 3, and 4.

Program		Implementation Status	Action
		with prospective housing developers and the Planning Board to develop preferred design concepts similar to the design concepts prepared for the Webster Street Vision Plan, Civic Center Vision Plan, and North of Park Gateway Strategic Plan.	
Program 15.1: Design Review: Continue to administer and improve the Design Review Ordinance to ensure compatible new residential design in existing neighborhoods.	Responsibility: Planning Department Funding: Application Fees Schedule: Ongoing	The city continues to administer and improve the Design Review Ordinance to ensure compatible new residential design in existing neighborhoods. In February 2020, Planning Board Public Hearing included an update to the Objective Design Review Standards and a review of the current ordinance.	Modify to implement Objective Design Standards. See Programs 2, 3, and 4.

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APPENDIX C – HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment analyzes population and housing characteristics, identifies special housing needs among certain population groups, evaluates housing conditions, and provides other important information to support the goals, policies, and programs to meet the needs of current and future residents.

In preparing the Housing Element, various sources of information were used. The primary data sources were compiled by the Association of Bay Area Governments (ABAG) in April 2021 and is referred to throughout the document as the ABAG Housing Element Data Package. ABAG relied on the US Census, American Community Survey (ACS), the US Department of Housing and Urban Development (HUD), California Department of Finance (DOF), California Employment Development Department (EDD), and other available local sources.

The US Census, which is completed every 10 years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the 2015–2019 ACS data.

The DOF is another source of valuable data and is more current than the US Census but does not provide the depth of information as in the US Census Bureau reports. The EDD provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, DOF or EDD data and other local sources were used in the Housing Needs Assessment to provide the most current information.

Because of the difference in data sources used, some figures (e.g., population or the number of households) may vary slightly in different sections. Additionally, the sum of figures may not equal the total due to rounding.

Population Trends and Characteristics

Population Growth and Projections

According to the DOF E-5 report, Alameda had a population of 80,884 in 2021. For consistency purposes, when looking at the 2015-2019 ACS, Alameda's population was 78,522 in 2019. Twenty-five (25) years ago in 1994, Alameda had a population of 79,297. With the closing of the Alameda Naval Air Station (NAS) and the Fleet Industrial Supply Center (FISC) by 1996, the City's population decreased. However, due the construction of housing to address regional housing needs, the City has seen a 9.9 percent increase in population since 2010. The growth in population is mostly located at the former military installations (i.e., Bayport and Alameda Landing neighborhoods) and in the formerly industrial Northern Waterfront (i.e., Mulberry and Marina Shores neighborhoods). This growth is expected to continue in the coming decade as the City continues to construct housing to address regional housing needs.

ABAG projects the City's population will grow by 25.3 percent between 2010 and 2040, which is less than the 38.5 percent growth rate that ABAG projects for Alameda County as a whole. Table C-1 shows population for the City of Alameda and Alameda County for 2010, 2020, 2030, and 2040 projections.

Alameda's projected population increase will result largely from residential development in the former industrial areas along the Northern Waterfront, in the former military installations at Alameda Point, on shopping center sites, along the transit corridors on Park Street and Webster Street, and in the neighborhoods, through modest infill development. Since 2017, the neighborhoods have produced approximately 60 units per year through accessory dwelling units

Table C-1 ABAG Population Projections, 2010-2040

Year	Alameda	Alameda County
2010	73,812	1,510,271
2020	81,135	1,663,114
2030	90,560	1,868,635
2040	92,465	2,092,370
Change 2010-2040	18,653	582,099
Percentage Change	25.3%	38.5%

Sources: 2040 ABAG Projections, California Department of Finance, 2010 and 2020

Age Characteristics

Alameda did not experience any significant change in its age structure over the last decade (see Table A-2). As with many communities in the county and across the nation, there has been an increase in the percentage of citizens over the age of 65. However, this increase has been very slight in Alameda, with the population over 65 increasing by just over 2 percent of its share of the population between 2010 and 2019. The number of children under the age of 15 remains under 18 percent.

According to the 2015-2019 ACS, Alameda's age breakdown is roughly comparable to Alameda County as a whole. Alameda had a slightly lower percentage of residents aged 15 to 19, and a slightly higher percentage of people 55 or older. Table C-2 shows the age characteristics for the City of Alameda as well as for the County.

Table C-2 Population Age Distribution, 2010-2040

Age Group	Alameda		Alameda County	
	2010	2019	2010	2019
Under 15	17.1%	17.5%	20.8%	17.4%
15 – 19	5.7%	4.1%	6.4%	5.7%
20 – 34	18.3%	20.0%	23.7%	22.8%
35 – 54	31.7%	29.1%	31.1%	28.4%
55 – 64	13.8%	13.6%	7.8%	12.2%

Age Group	Alameda		Alameda County	
	2010	2019	2010	2019
65 +	13.5%	15.7%	10.2%	13.5%
Total	100.0%	100.0%	100.0%	100.0%

Sources: ABAG Housing Element Data Package, April 2021, 2010 Census, 2015-2019 ACS

Race and Ethnicity

Alameda has a diverse population. In fact, the city is moving closer to becoming a minority-majority population. A review of 2006-2010 and 2015-2019 data from the ACS shows that the trend to greater diversity in the population in Alameda has continued over the last decade, though slowed significantly compared to previous decades. Between 2010 and 2019, the white population declined from approximately 51 percent to 45 percent, the Asian population remained at approximately 32 percent of the population, and the Black population grew from 5.7 to 8.3 percent of the population (see Table C-3).

Table C-3 Race and Ethnicity

Category	2010	2019
Race		
White alone	50.9%	45.0%
Black or African American alone	5.7%	8.3%
American Indian and Alaska Native alone	0.3%	0.5%
Asian alone	32.2%	32.5%
Native Hawaiian and Other Pacific Islander alone	0.6%	0.1%
Some other race	3.7%	5.2%
Two or more races	6.6%	8.3%
Ethnicity		
Hispanic or Latino	11.4%	11.5%
Not Hispanic or Latino	88.6%	88.5%

Source: ABAG Housing Element Data Package, April 2021, 2006-2010, and 2015-2019 ACS

Household Characteristics

Household Composition

According to the 2015-2019 ACS, the City of Alameda had 30,418 households (see Table C-4). Of those, 18,998 households (62.5 percent) were categorized as families and 11,420 (37.5 percent) were categorized as non-family households. Households categorized as “non-family” include single individuals and persons living with roommates. The 2015-2019 ACS indicated that Alameda had 2.54 persons per household, a slight increase in size compared to previous decades. The ratio of persons per household will

not play a significant role in population growth because, according to ABAG projections, the ratio is not expected to change significantly over the next two decades.

Table C-4 Household Composition in the City of Alameda, 2019

Household Type	Number	Percentage
Family Households	18,998	62.5%
Married Couple	14,879	48.9%
Male Householder, no spouse	1,071	3.5%
Female Householder, no spouse	3,048	10.0%
Non-Family Households	11,420	37.5%
Total Households	30,418	100.0%

Source: ABAG Housing Element Data Packet, April 2021, 2015-2019 ACS

Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The US Census Bureau considers a household to be overcrowded when there is more than one person per room (rooms exclude bathrooms and kitchens), and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of affordable housing.

According to the 2015-2019 ACS, 1,352 units (4.5 percent) of the households in Alameda were overcrowded, and of those households' 2 percent were severely overcrowded. Table C-5 provides overcrowding by tenure.

Table C-5 Overcrowding by Tenure, 2019

Persons per Room	Owner-Occupied		Renter-Occupied		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
1.00 or fewer	14,296	98.0%	14,770	93.3%	29,066	95.6%
1.01 to 1.50	215	1.5%	538	3.4%	753	2.5%
1.51 or more	77	0.5%	522	3.3%	599	2.0%
Total	14,588	100.0%	15,830	100.0%	30,418	100.0%

Source: ABAG Housing Element Data Package, April 2021, 2015-2019 ACS

Household Income and Area Median Income

Household income is one of the most important factors that affects housing opportunities. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, household size and type often affect the proportion of income that can be spent on housing.

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. According to HCD's 2021 State Income Limits, the area median income (AMI) for a family of four in Alameda County in 2021 was \$125,600.

- Extremely Low Income Up to 30 percent of AMI (\$0–\$41,100)
- Very Low Income 31–50 percent of AMI (\$41,101–\$68,500)
- Low Income 51–80 percent of AMI (\$68,501–\$109,600)
- Moderate Income 81–120 percent of AMI (\$109,601–\$150,700)
- Above Moderate Income Above 120 percent of AMI (\$150,701 or more)

Table C-6 shows the maximum annual income level for each income group adjusted for household size for Alameda County. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table C-6 Maximum Household Income by Household Size, 2021

Income Category	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low	\$28,800	\$32,900	\$37,000	\$41,100	\$44,400	\$47,700	\$51,000	\$54,300
Very Low	\$47,950	\$54,800	\$61,650	\$68,500	\$74,000	\$79,500	\$84,950	\$90,450
Low	\$76,750	\$87,700	\$98,650	\$109,600	\$118,400	\$127,150	\$135,950	\$144,700
Median	\$87,900	\$100,500	\$113,050	\$125,600	\$135,650	\$145,700	\$155,750	\$165,800
Moderate	\$105,500	\$120,550	\$135,650	\$150,700	\$162,750	\$174,800	\$186,850	\$198,900

Source: California Department of Housing and Community Development, 2021

Household Income in Alameda

According to the 2015-2019 ACS, the median income for a household of four in Alameda was \$104,756, which is significantly higher than the county (\$99,406). However, as shown in Table C-7, nearly 50 percent of the households in Alameda are categorized as lower income. Over 60 percent of households renting in Alameda are classified as lower income. Only 35 percent of all households in Alameda are classified as “above moderate income” households. Over 20 percent of all households are categorized as “extremely low income” households.

Table C-7 Households by Income Level by Tenure, 2019

Income Level	Renter-Occupied		Owner-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Occupied Units	16,521	100.0%	14,267	100.0%	30,788	100.0%
Extremely Low Income <30% of AMI	4,419	26.7%	1,878	13.2%	6,297	20.5%
Very Low Income ≤50% of AMI	1,371	8.3%	671	4.7%	2,042	6.6%
Low Income 50% to 80% of AMI	4,774	28.9%	2,243	15.7%	7,017	22.8%
Moderate 81% to 120% of AMI	2,469	14.9%	2,068	14.5%	4,537	14.7%
Above Moderate 121%+ of AMI	3,487	21.1%	7,408	51.9%	10,895	35.4%

Source: HCD State Income Limits 2021, 2015-2019 ACS

Note: Income categories are based on 4-person households.

Overpayment

Households that pay more than 30 percent of their monthly income on housing are considered “cost-burdened” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of “cost burdened” households paying more than these percentages helps define an community’s affordability problem. Table C-8 reports 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data for households by HUD-defined household income categories.

In 2017, approximately 34 percent of households paid more than 30 percent of their income on housing costs and almost 15 percent spent more than 50 percent of their income on housing costs. As shown in Table C-8, extremely low-income renters are most likely to be most severely cost-burdened, with nearly 11 percent paying more than 30 percent of their income and 9 percent paying over 50 percent of their income on housing. When looking at lower-income households, which include the extremely low-, very low-, and low-income groups, 22.6 percent are overpaying for housing. Of those households, 16.8 percent are renter-occupied households and 5.8 percent are owner-occupied households.

Table C-8 Households Cost-Burdened by Tenure and Income Level, 2017

Total Household Characteristics	Number	Percentage of Total Households
Total occupied units (households)	30,585	100.0%
Total renter households	16,195	53.0%
Total owner households	14,390	47.0%
Total lower-income (0–80% of HAMFI) households	10,260	33.5%
Lower-income renters (0–80%)	7,150	23.4%
Lower-income owners (0–80%)	3,110	10.2%
Extremely low-income renters (0–30%)	3,440	11.2%
Extremely low-income owners (0–30%)	985	3.2%
Lower-income households paying more than 50%	3,975	13.0%

Total Household Characteristics	Number	Percentage of Total Households
Lower-income renter households severely overpaying	2,845	9.3%
Lower-income owner households severely overpaying	1140	3.7%
Extremely low income (ELI) (0–30%)	2,750	9.0%
ELI renter households severely overpaying	2,135	7.0%
ELI owner households severely overpaying	615	2.0%
Income between 30%–50%	705	2.3%
Income between 50%–80%	520	1.7%
Lower-income households paying more than 30%	6,900	22.6%
Lower-income renter households overpaying	5,150	16.8%
Lower-income owner households overpaying	1760	5.8%
Extremely low income (0–30%)	3,250	10.6%
Income between 30%-50%	1,840	6.0%
Income between 50%-80%	1,810	5.9%
Total Households Overpaying	14,930	48.8%
Total Renter Households Overpaying	9,485	31.0%
Total Owner Households Overpaying	5,455	17.8%

Source: ABAG Housing Element Data Package, April 2021, 2013-2017 CHAS

Employment Characteristics

Employment Trends

Table C-9 shows current and projected jobs for Alameda and Alameda County. Jobs decreased in the 1990s as the result of the NAS and FISC closures and declined again between 2000 and 2010 as result of the nationwide economic recession. There was a 36 percent increase in employment between 2010 and 2020.

Table C-9 Historic and Projected Employment, 2010-2040

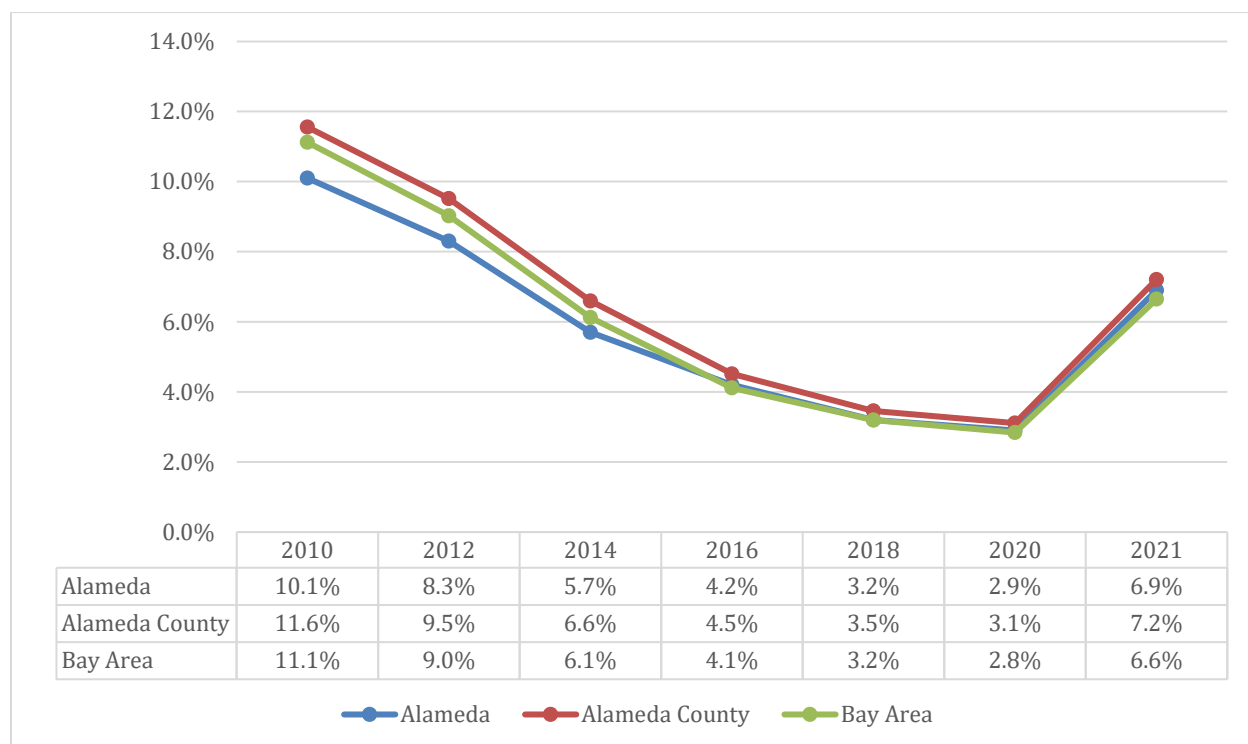
Year	Alameda		Alameda County	
	Total Employment	Percentage Change	Total Employment	Percentage Change
2010	38,570	--	723,810	--
2020	52,455	36.0%	911,725	26.0%
2030	52,730	0.5%	959,745	5.3%
2040	51,390	-2.5%	1,022,040	6.5%

Source: ABAG Projections 2040

Unemployment Rate

Figure C-1 shows the unemployment trends for all of Alameda, Alameda County, and California from 2012 to 2021. In 2021, Alameda had an unemployment rate of 6.9 percent, which is a significant increase from 2020 where the unemployment rate was 2.9 percent. This was a similar trend for both Alameda County and the Bay Area as a whole.

FIGURE C-1 UNEMPLOYMENT RATE



Housing Stock Characteristics

This section describes and analyzes Alameda's housing supply and the local housing market. Characteristics such as age of the housing stock and size of units help illustrate local housing conditions and crowding, while vacancy rates and rents provide information on housing availability and affordability.

Housing Type

Alameda's housing stock is 42 percent single family detached housing units, 10 percent attached single family units, 18 percent in small (2-4 unit) multifamily buildings, and 29 percent in larger (5 or more unit) multifamily buildings. As shown in Table C-10, the relative proportions are similar to Berkeley and Oakland. (see Table C-11).

Table C-10 Number and Type of Housing Units, City of Alameda: 2000-2021

Year	Total Housing Units	Single-Family Detached		Single-Family Attached		Multifamily 2-4 units		Multifamily 5+ units		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
2000	31,376	12,776	40.7%	3,943	12.6%	4,984	15.9%	9,641	30.7%	32	0.1%
2010	32,351	13,700	42.3%	3,347	10.3%	5,826	18.0%	9,351	28.9%	127	0.4%
2021	33,272	14,014	42.1%	3,454	10.4%	6,009	18.1%	9,668	29.1%	127	0.4%

Source: California Department of Finance, City/County Population Estimates, E5, 2021

Table C-11 Number and Type of Housing Units, Cities in Alameda County, 2021

Jurisdiction	Total Housing Units	Single-Family Detached		Single-Family Attached		Multifamily 2-4 units		Multifamily 5+ units		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
Alameda	33,272	14,014	42.1%	3,454	10.4%	6,009	18.1%	9,668	29.1%	127	0.4%
Albany	6,980	4,280	61.3%	235	3.4%	833	11.9%	1,607	23.0%	25	0.4%
Berkeley	51,845	21,156	40.8%	2,096	4.0%	10,097	19.5%	18,278	35.3%	218	0.4%
Dublin	23,891	12,806	53.6%	3,384	14.2%	773	3.2%	6,874	28.8%	54	0.2%
Emeryville	7,498	419	5.6%	401	5.3%	756	10.1%	5,886	78.5%	36	0.5%
Fremont	78,218	44,774	57.2%	10,215	13.1%	2,691	3.4%	19,812	25.3%	726	0.9%
Hayward	50,772	26,315	51.8%	5,316	10.5%	2,939	5.8%	13,880	27.3%	2,322	4.6%
Livermore	33,004	22,558	68.3%	3,170	9.6%	1,620	4.9%	5,114	15.5%	542	1.6%
Newark	15,100	10,560	69.9%	1,414	9.4%	659	4.4%	2,467	16.3%	0	0.0%
Oakland	178,207	74,459	41.8%	7,011	3.9%	33,023	18.5%	63,158	35.4%	556	0.3%

City of Alameda

Jurisdiction	Total Housing Units	Single-Family Detached		Single-Family Attached		Multifamily 2-4 units		Multifamily 5+ units		Mobile Homes	
		#	%	#	%	#	%	#	%	#	%
Piedmont	4,006	3,729	93.1%	69	1.7%	129	3.2%	79	2.0%	0	0.0%
Pleasanton	28,602	17,295	60.5%	2,752	9.6%	1,619	5.7%	6,556	22.9%	380	1.3%
San Leandro	32,640	19,472	59.7%	1,991	6.1%	1,922	5.9%	8,365	25.6%	890	2.7%
Union City	21,849	13,713	62.8%	2,847	13.0%	812	3.7%	3,461	15.8%	1,016	4.7%
Unincorporated County	51,531	34,556	67.1%	4,151	8.1%	3,297	6.4%	8,558	16.6%	969	1.9%

Source: California Department of Finance, City/County Population Estimates, E5, 2021

Housing Unit Size

The ACS estimates that in 2019, the City of Alameda's housing stock consisted mainly of two-bedroom units (35.6 percent), followed by three-bedroom units (26.7 percent). One-bedroom units accounted for 17.5 percent, while five or more-bedroom units only made up 3.1 percent of the housing stock (Table C-12).

Table C-12 Housing Unit by number of bedrooms

Units Size	Number	Percentage
No bedroom	1,647	5.1%
1 bedroom	5,663	17.5%
2 bedrooms	11,510	35.6%
3 bedrooms	8,632	26.7%
4 bedrooms	3,890	12.0%
5 or more bedrooms	1,004	3.1%
Total:	32,346	

Source: ABAG Housing Element Data Package, 2015-2019 ACS

Housing Tenure

The 2015-2019 ACS estimates that of 32,346 housing units in Alameda, approximately 30,418 units were occupied housing units. Of that number, 48 percent (14,588 units) were owner occupied, and 52 percent (15,830) were renter occupied, compared to approximately 47 percent of Alameda County households that rent and 44 percent of Bay Area households. Homeownership and rental rates in the City of Alameda are virtually constant compared to 2010. The national homeownership rate is 64 percent.

Vacancy Rate

The housing unit vacancy rate provides a useful indicator of the balance between housing supply and demand. As a rule of thumb, a 4.5-percent vacancy rate represents a healthy balance between supply and demand in a housing market. When there is a high vacancy rate, people searching for housing have more housing options and may be able to obtain lower rents. With a low vacancy rate, people selling or renting housing are able to raise prices and/or selectively choose their tenants. A low vacancy rate can lead to overcrowding and unsafe and unsanitary living conditions because lower-income households have fewer options and are unable to find suitable and affordable living arrangements. Low-income households, including people on a fixed income, large families with children, and households with special housing needs, are most likely to be negatively impacted by low vacancy rates. In addition, when there is high consumer demand for a limited housing supply, discrimination is more likely to occur.

Data shows that housing vacancy rates in Alameda decreased from 2010 to 2019 from 2,228 units to 1,928 units. According to the 2015-2019 ACS, 24.4 percent of the vacant units are for rent and 2.5 percent are for sale (Table C-13). Of the total rental housing stock (471 vacant and 15,830 occupied), approximately 2.9 percent are vacant, and of the total ownership housing stock, approximately 3.3 percent are vacant. Of the vacant units in Alameda, 51 percent (approximately 984 units) are simply vacant—neither for sale, rent, seasonal, or sold and awaiting occupancy.

Table C-13 Vacant Units by Type

Type	Alameda		Alameda County	
	Number	Percentage	Number	Percentage
Occupied	30,418	94.0%	577,177	94.9%
Vacant	1,928	6.0%	30,919	5.1%
<i>For rent</i>	471	24.4%	7,998	25.9%
<i>For sale</i>	48	2.5%	1,961	6.3%
<i>Rented/sold, not occupied</i>	240	12.4%	3,499	11.3%
<i>For seasonal/recreational or occasional use</i>	185	9.6%	3,892	12.6%
<i>Other vacant</i>	984	51.0%	13,569	43.9%
Total Housing Units	32,346		608,096	

Source: ABAG Housing Element Data Package, 2015-2019 ACS

Housing Stock Age and Condition

An indication of the quality of the housing stock is its general age. Typically, housing over 30 years old is likely to have rehabilitation needs that may include plumbing, roof repairs, foundation work, and other repairs.

Among the housing stock, only 12.3 percent of the housing units were built since 1990, and approximately 87.7 percent of the housing stock is over 30 years old. This typically means the rehabilitation needs could be relatively high. Table C-14 breaks down the age of housing stock in Alameda by decade. When estimating the percentage of the housing stock in need of repairs, median home values and median income can be compared to determine the likelihood of residents being able to afford ongoing maintenance and repairs to maintain the value of their homes.

In the City of Alameda, the median sales price in December 2020 was \$1,110,460 and the median income was estimated at approximately \$104,756. While this income is too low to afford a new home at the median sales price, it is assumed that current property owners are most likely completing ongoing maintenance and repairs to maintain the values of their homes. Therefore, while the ACS reported that 87 percent of the homes in Alameda need rehabilitation due to age, home values and resident incomes suggest that most of these units are not in need of rehabilitation. The City estimates that a more accurate percentage of housing in need of rehabilitation is less than a quarter of housing units.

Three rental and residential rehabilitation assistance programs are available to Alameda residents: Renew Alameda County (Renew AC), the Rental Rehabilitation Program, and the Housing Rehabilitation Program. Renew AC is a new home improvement loan program administered by Habitat for Humanity East Bay/Silicon Valley to low-income homeowners while Rental and Housing rehabilitation programs are low-interest loans administered by the City to eligible homeowners and rental property owners.

Table C-14 Age of Housing Stock, City of Alameda, 2019

Year Built	Number of Units	Percentage
2014 or later	351	1.1%
2010 to 2013	97	0.3%
2000 to 2009	1885	5.7%
1990 to 1999	1747	5.3%
1980 to 1989	4,599	13.8%
1970 to 1979	4,138	12.4%
1960 to 1969	4264	12.8%
1950 to 1959	2,739	8.2%
1940 to 1949	1,763	5.3%
1939 or earlier	11,658	35.1%
Total Units	33,241	100.0%

Sources: ABAG Housing Element Data Package, April 2021, 2015-2019 ACS

Housing Cost and Affordability

The City of Alameda is in the heart of the San Francisco Bay Area, a region well known for its very high-cost housing market. Affordable housing is in short supply throughout Alameda County and the need for affordable housing is great. The need for affordable housing is especially acute among extremely low-income renters.

Housing affordability is based on the relationship between household income and housing expenses. According to HUD and HCD, housing is considered “affordable” if the monthly housing cost is no more than 30 percent of a household’s gross income.

Home Prices and Rental Costs

The typical home value in Alameda was estimated at \$1,110,460 by December 2020, per data from Zillow. The largest proportion of homes were valued between \$750,000 and \$1M (32 percent). By comparison, the typical home value is \$951,380 in Alameda County and \$1,077,230 in the Bay Area, with the largest share of units valued between \$500,000 and \$750,000. The median home value in the City of Alameda has increased at a similar rate as the County and slightly faster than the Bay Area (Table C-15).

Table C-15 Median Home Values

Date	City of Alameda		Alameda County		Bay Area	
	Home Value	Average Annual Increase	Home Value	Average Annual Increase	Home Value	Average Annual Increase
December 2001	\$352,920	-	\$370,468	-	\$444,501	-
December 2005	\$564,836	15.0%	\$600,766	15.5%	\$698,759	14.3%
December 2010	\$493,600	-2.5%	\$447,593	-5.1%	\$531,581	-4.8%
December 2015	\$843,273	14.2%	\$710,019	11.7%	\$831,074	11.3%
December 2020	\$1,110,460	6.3%	\$951,381	6.8%	\$1,077,233	5.9%

Source: Zillow.com, ABAG Housing Element Data Package, April 2021

Rents also have increased over the past decade. Table C-16 shows average rents for various size units based on research from online listings in July 2021. For comparison, the table also shows HUD's "fair market rents" (FMR) for 2021, to establish rental subsidy limits for Section 8 housing voucher recipients. (The FMRs reflect rents for similar housing units in the uncontrolled rental market. Under the Section 8 program, Section 8 recipients may rent units that cost more than the FMR, but the subsidy will only cover up to the amount of the FMR.)

Increasing rent burden is the most important issue for many households. In the past several years, there has been a significant increase in the number of rent review cases put before the City's Rent Review Advisory Committee (RRAC). The RRAC comprises citizen members appointed by the City Council to mediate rent disputes between tenants and landlords. From 2014 to 2019, the RRAC heard an average of 64 cases per year, with the highest caseloads occurring in 2017 and 2018.

Table C-16 Average Rent, City of Alameda, 2021

Unit Type	Average Rents	Fair Market Rents (HUD)
Studio	\$2,175	\$1,595
One bedroom	\$2,775	\$1,934
Two bedrooms	\$3,288	\$2,383
Three bedrooms	\$3,878	\$3,196

Source: HUD 2021, Zillow.com accessed July 9 and 12, 2021

Rental Affordability

With the recent increase in rents in the Bay Area, affordable housing has become much harder for lower- and moderate-income households to find. Table C-17 identifies the maximum monthly housing costs affordable to households in Alameda by income group. Income groups are established based on data published annually by HCD on household income for areas in the state. Affordability is calculated assuming a household can pay up to 30 percent of its monthly income toward housing.

Compared to the rental rates in Table C-16, the median rents in Alameda are not affordable to extremely low- and very low-income households with one to four persons (approximately 27 percent of all households in Alameda). However, median rents are affordable to low-income households with two or more persons and moderate-income households regardless of household size. While the average rent for a studio in Alameda is affordable to a low-income household, it is only for those with two or more persons, which would result in overcrowding. Therefore, rentals in Alameda are only affordable to moderate-income households and above moderate-income households, with the largest rental units only affordable to above moderate-income households.

Home Ownership Affordability

As housing prices rise in the Bay Area, homeownership becomes more elusive for many households, even those earning above-moderate incomes. Table C-17 shows maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. Maximum rents and sales prices are shown that are affordable to very low-, low-, moderate-, and above moderate-income households. Affordability is based on a household spending 30 percent or less of its total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table C-6). Maximum affordable sales price is based on the following assumptions: 2.88-percent interest rate, 30-year fixed loan, and 5-percent down payment.

As discussed previously in Home Prices and Values, the median sales price in the City of Alameda in December 2020 was \$1,110,460, which is only affordable to above moderate-income households earning approximately \$175,000 annually or more. (As described earlier, only 35 percent of Alameda's households are categorized as "above moderate" income.)

Table C-17 Housing Affordability

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Extremely Low			
One Person	\$28,800	\$720	\$182,673
Two Person	\$32,900	\$823	\$208,678
Three Person	\$37,000	\$925	\$234,684
Four Person	\$41,100	\$1,028	\$260,689
Very Low			
One Person	\$47,950	\$1,199	\$304,137
Two Person	\$54,800	\$1,370	\$347,585
Three Person	\$61,650	\$1,541	\$391,033
Four Person	\$68,500	\$1,713	\$434,482

Income Group	HCD Income Limits	Maximum Affordable Price	
		Monthly Rental	Ownership
Low			
One Person	\$76,750	\$1,919	\$486,810
Two Person	\$87,700	\$2,193	\$556,263
Three Person	\$98,650	\$2,466	\$625,717
Four Person	\$109,600	\$2,740	\$695,171
Moderate			
One Person	\$105,500	\$2,638	\$669,165
Two Person	\$120,550	\$3,014	\$764,624
Three Person	\$135,650	\$3,391	\$860,400
Four Person	\$150,700	\$3,768	\$955,860

Source: HCD State Income Limits, 2021

Notes:

Affordability estimates do not include utility costs.

Total affordable mortgage based on a 5 percent down payment, an annual 2.88 percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income.

Special-Needs Groups

Certain groups have greater difficulty in finding acceptable, affordable housing because of special circumstances relating to employment and income, household characteristics, and disabilities, among others. These “special-needs” groups include seniors, persons with disabilities, large households, single-parent households (female-headed households with children, in particular), homeless persons, and farmworkers.

Seniors

Senior residents have many different housing needs, depending on their age, level of income, current tenure status, cultural background, and health status. Senior households may need assistance with personal and financial affairs, networks of care to provide services and daily assistance, and even possible architectural design features that could accommodate disabilities that would help ensure continued independent living.

In 2019, approximately 24.6 percent (7,468) of Alameda’s households were headed by a person 65 years of age or older (Table C-18). Of this population, approximately 15.1 percent (4,958) was aged 65 to 74 years, 6.3 percent (1,917) was aged 75 to 84 years, and 3.1 percent (953) was 85 years or older. Of these households, 2,443 (32.7 percent) were renter households and 5,025 (67.3 percent) were homeowner households.

Table C-18 Senior-Headed Households

Age of Householder	Total		Owner		Renter	
65 to 74 years	4,598	15.1%	2,989	20.5%	1,609	10.2%
75 to 84 years	1,917	6.3%	1,400	9.6%	517	3.3%
85 years and over	953	3.1%	636	4.4%	317	2.0%
Total	7,468	24.6%	5,025	67.3%	2,443	32.7%
Total occupied housing units	30,418		14,588		15,830	

Sources: ABAG Housing Element Data Package, April 2021, 2015-2019 ACS

To serve this population, there are six assisted-living facilities for seniors in Alameda:

- Elders Inn on Webster (capacity for 60 residents)
- Golden Age Bayside II (capacity for 6 residents)
- Golden Age of Sweet Road (capacity for 8 residents)
- Harbor Bay Assisted Living (capacity for 6 residents)
- Oakmont of Mariner Point (capacity for 80 residents)
- Waters Edge Lodge (capacity for 120 residents)

In addition to these facilities, senior affordable housing is available at Corsair Flats at Alameda Point and Little John Commons.

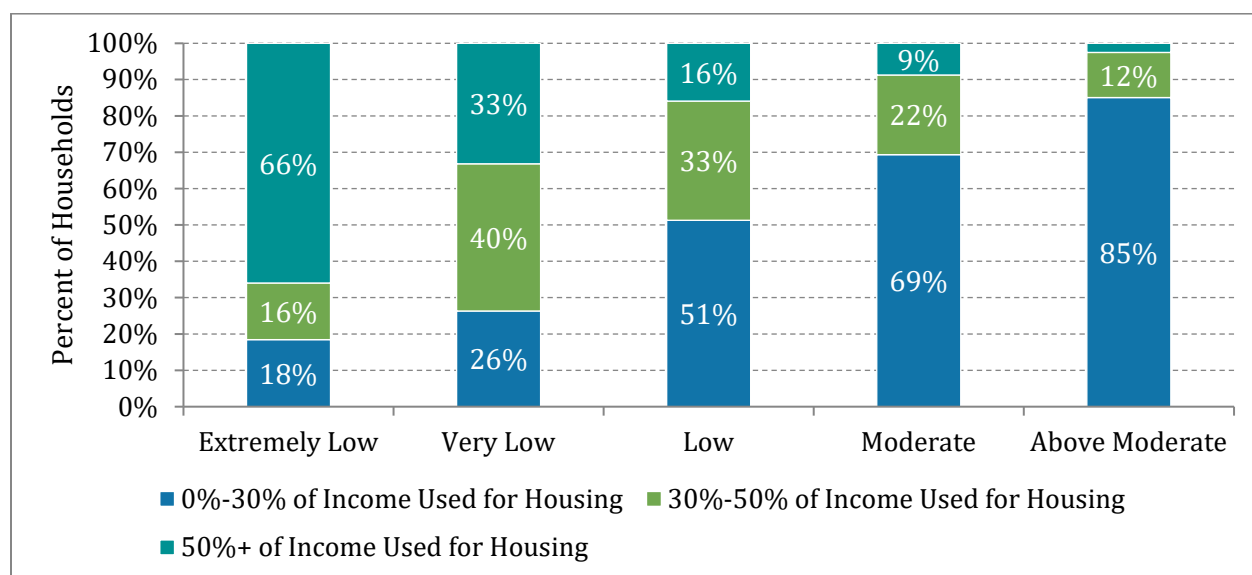
Housing costs since 2000 have, despite the nationwide housing crisis, escalated far beyond the inflation rate. High housing costs, particularly rents, take a high proportion of elderly household income. Senior citizens who are long-term residents of rental units often experience substantial rent increases when their building is sold. Elderly residents in these circumstances sometimes find themselves unable to locate comparable accommodations at an affordable price in the city and may be forced to relocate to a new, unfamiliar community, which frequently can be traumatic. There are instances where rent increases have exceeded Social Security Insurance payments and forced renters to move. Tenants who feel that their rent increases are unfair may use the RRAC to encourage property owners to voluntarily reduce increases in rent.

For those retired and on fixed incomes, the costs of homeownership, particularly maintenance, generally constitute a much larger portion of monthly income than that of employed homeowners. Consequently, needed maintenance is often deferred, resulting in unpleasant or unsafe living conditions. In some instances, home maintenance costs can be overwhelming, necessitating sale and relocation after many years of attachment to friends and neighbors in the area. There is a need not only to preserve for future generations the housing stock currently occupied by senior citizens, but also to ensure that elderly residents are able to remain in safe and comfortable surroundings.

According to ACS estimates, the population aged 65 years and over in Alameda has increased by 30.1 percent from 9,499 to 12,359 residents. The increasing senior population creates a growing need for affordable housing and specialized housing for older residents. Specialized housing, especially for low- and moderate-income elderly persons, such as assisted living facilities, congregate housing, life care services, and group care facilities, will be needed.

Figure C-2 shows the percentages of seniors overpaying by income level. Looking at the chart, 66 percent of seniors that fall into the extremely low-income category are using more than 50 percent of their income on housing costs, and 50 percent of extremely low-income households are using more than 30 percent of their income on housing costs. The chart does show, the more income you make, the less you are to overpay for housing.

FIGURE C-2 SENIOR HOUSEHOLDS OVERPAYING BY INCOME LEVEL



Program Assistance

In addition to supporting privately funded group and health care facilities for the elderly, the City provides assistance to seniors with currently operating programs such as the Section 8 Housing Choice Program, the Minor Home Repair Program, Safety and Accessibility Modification Program, and the Housing Safety Program.

The Minor Home Repair Program provides financial and technical assistance to low- and moderate-income homeowners to provide emergency repairs, geared to correct immediate threats to the health and safety of the client, to stabilize the condition of the property, and reduce the need for more substantial rehabilitation. Assistance may be provided to correct substandard and/or health and safety conditions, security items, accessibility modifications, carpentry, plumbing, heating, and electrical repairs. The Minor Home Repair Program assists eligible persons with disabilities in making modifications to their residence, allowing the individual to attain greater mobility and remain safely in their home.

The Alameda Fire Department Housing Safety Program is a FREE program that provides services to low-to-moderate income residents over the age of 62 and persons with disabilities of any age. The program installs 10-year tamper-resistant smoke and carbon monoxide detectors as well as Americans with

Disabilities Act (ADA) grab bars and interior handrails. As well as free nightlights, flashlights, and grab sticks.

Construction of small infill units that may be appropriate for over-extended elderly homeowners who need an opportunity to “trade-down” within the city to newer, less maintenance-intensive housing close to existing commercial services is permitted in all residential zoning districts in Alameda.

Female-Headed Households

Government Code Section 65583(a)(7) identifies families with female heads of households as a group that may have special housing needs and requires the City to analyze the housing needs of these households. Female-headed households are households led by a single female with one or more children under the age of 18 at home. These households’ living expenses generally take up a larger share of income than is the case in two-parent households. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

In 2019, female-headed households accounted for 10 percent of total family households. Table C-19 shows the breakdown of female-headed households in Alameda.

Housing affordability is a primary issue because frequently only one income is available to support the needs of the household—and only a limited amount of funds can be allocated to housing. While some of these households may find housing assistance through the Section 8 Housing Choice Program, many others struggle with high rents or overcrowded conditions. Although there is a continuing need for affordable rental housing for small families, there is also a need for shared housing and group living alternatives where single-parent families can share not only space but childcare and other resources as well.

Table C-19 Household Composition in the City of Alameda, 2019

Household Description	Number	Percentage
Total households	30,418	100.0%
Family households	18,998	62.5%
<i>Female householder, no spouse/partner present</i>	3,048	10.0%
<i>Male householder, no spouse/partner present</i>	1,071	3.5%
<i>Married couple</i>	14,879	48.9%
Non-family households	2,781	9.1%
Single-person household	8,639	28.4%

Source: ABAG Housing Element Data Package, April 2021, 2015-2019 ACS

Persons with Disabilities

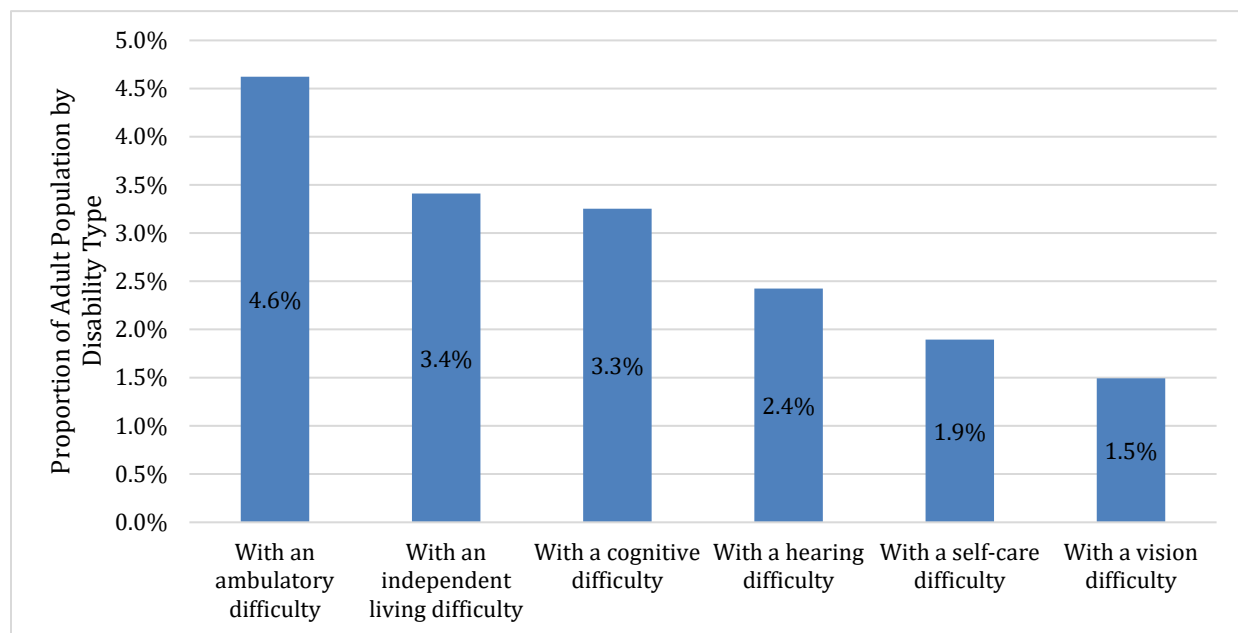
Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Persons with disabilities have special housing needs often related to the limited ability to earn a sufficient income and a lack of accessible and affordable housing. Some residents have disabilities that require living in a supportive or institutional setting.

According to the 2015-2019 ACS, there were 7,228 persons with disabilities over the age of 5 in Alameda, which accounts for roughly 10 percent of the total population. A total of 1,207 persons, or an estimated 3 percent, of the labor force had some form of disability.

Special needs of individuals with disabilities vary depending on the particular disability. For example, the needs of a blind person differ greatly from those of a person confined to a wheelchair. Special facilities, such as ramps, elevators, or specially designed restrooms necessary for wheelchair access are architectural features needed to make dwellings suitable for persons confined to wheelchairs. Special features needed by ambulatory persons constrained by other disabilities may not be architectural; rather, these might be simple alternatives to conventional dwelling units or furnishings and appliances that make ordinary tasks of housekeeping and home life less trying and more enjoyable. In families, the needs of persons with disabilities, in terms of special features, are fewer than those of a single person. Nevertheless, a person with a disability in a family would still have special needs. Special architectural features or contrivances could be valuable in giving this person greater independence, dignity, and quality of living.

Figure C-3 shows the different types of disability individuals have in the City of Alameda.

FIGURE C-3 DISABILITY BY TYPE



Source: ABAG Housing Element Data Package, April 2021, 2015-2019 ACS

Housing opportunities for people with disabilities can be maximized by removal of barriers in existing housing, and by the construction of new, barrier-free housing units. The City's current Substantial Rehabilitation and Rental Rehabilitation Programs provide opportunities for assistance in the removal of barriers in existing dwelling units.

In addition to the removal of architectural barriers and provision of special accessibility features, persons with physical and developmental disabilities may also need supportive services to help them maintain an independent lifestyle. Individuals with moderate to severe physical or developmental disabilities may need access to assisted living facilities.

The California Building Code (CBC) requires that publicly funded housing meet certain accessibility standards. Additionally, the City’s Universal Design ordinance adopted in 2017 requires that all projects of 10 or more units meet the following requirements beyond CBC:

- 30 percent of units must be accessible and designed such that a person in a wheelchair can live in and navigate the unit independently
- 100 percent of units must be accessible to visitors in wheelchairs, including unit and bathroom access

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual reaches 18 years of age, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disability or to require treatment similar to that required for individuals with intellectual disabilities but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 350,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers. The Regional Center of the East Bay is 1 of 21 regional centers in California that provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with businesses to offer services to individuals with developmental disabilities and their families.

The following information from the Regional Center of the East Bay, charged by the State of California with the care of people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments, provides a closer look at the disabled population (see Table C-20).

Table C-20 Developmentally Disabled Residents by Age, 2021

ZIP Code	0–17 Years	18+ Years	Total
94501	223	250	473
94502	55	48	103
Total	278	298	576

Source: ABAG Housing Element Data Package, April 2021, Regional Center of the East Bay, June 2021

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and Senate Bill (SB) 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Family Housing/Large Households

Family housing encompasses a wide range of housing needs. These include female-headed households, married couples, and large families (with five or more persons). Family housing, especially for low- and moderate-income families, is an especially critical need in Alameda.

According to the 2015-2019 ACS of the total 30,418 households in the city, 2,232 were large households, making up approximately 7 percent of all households. Large families (with five or more persons) have special housing needs. Large families with low to moderate incomes can have difficulty finding appropriate and affordable housing. The percentage of owner-occupied households (1,281 households) and renter-occupied households (951) that are large households is approximately 9 percent and 6 percent respectively, as shown in Table C-21. This is frequently most difficult for renter-occupied households, as units with three or more bedrooms are often single-family homes rather than apartments, and typically have higher monthly rents than apartments. The 2015-2019 ACS indicates that more than two-thirds (69.2 percent) of owner-occupied dwellings have three or more bedrooms but less than a quarter (19.1 percent) of renter-occupied units provide three or more. As a result, these families are often forced to rent smaller dwelling units than they need, leading to overcrowded conditions and accelerated building deterioration. Rental units with three or more rooms are less common than others, which can make finding housing more difficult for large households that rent.

Table C-21 Large Households by Tenure

Household Size	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
5-person household	863	5.9%	638	4.0%	1,501	4.9%
6-person household	304	2.1%	180	1.1%	484	1.6%
7+ person household	114	0.8%	133	0.8%	247	0.8%
Total large household	1,281	8.8%	951	6.0%	2,232	7.3%

Source: ABAG Housing Element Data Package, April 2021, 2015-2019 ACS

Extremely Low-Income Households

Households and individuals with extremely low incomes may experience the greatest challenges in finding suitable, affordable housing. Extremely low-income households often have a combination of housing challenges related to income, credit status, disability or mobility status, family size, household characteristics, supportive service needs, or a lack of affordable housing opportunities. These households typically include seniors on Social Security, individuals with disabilities, single parents, farmworkers, and low-wage workers. Some extremely low-income individuals and households are homeless. Many extremely low-income households seek rental housing and most likely face overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could have members with mental or other disabilities and special needs.

Extremely low-income households generally have the highest incidence of housing problems and tend to overpay for housing (paying 30 percent or more of their monthly income toward housing costs). Households that earn 30 percent or less than the county's median income (up to \$41,100 for a family of four in 2021) are considered "extremely low-income." Extremely low-income households typically consist of minimum-wage workers, seniors on fixed incomes, disabled persons, and farmworkers.

HUD's 2013-2017 CHAS data set provides information on households by income group for the City of Alameda. According to the CHAS data, in 2017, approximately 4,425 households (14.5 percent of total households) in the City of Alameda were extremely low income (see Table C-22). Of the extremely low-income households, 22.3 percent were owner-occupied, and 77.7 percent were renter-occupied households, or 3.2 percent and 11.2 percent, respectively, of all households.

To address the needs of extremely low-income housing, the City has included Programs 1, 2, 3, and 4. Additionally, the City permits single-room occupancy units, in compliance with Government Code Section 65583(c)(1).

Table C-22 Extremely Low-Income Households, City of Alameda

Households	Number	Percentage of Total Households
Total occupied units (households)	30,585	100.0%
Total lower income (0-80% of HAMFI) households	10,260	33.5%
Extremely low income (0-30% of HAMFI) households	4,425	14.5%
<i>Extremely low-income renters</i>	3,440	11.2%
<i>Extremely low-income owners</i>	985	3.2%
Lower income households paying more than 50%	3,975	13.0%
Extremely Low Income paying more than 50%	2,750	9.0%
<i>ELI Renter HH severely overpaying</i>	2,135	7.0%
<i>ELI Owner HH severely overpaying</i>	615	2.0%
Lower income households paying more than 30%	6,900	22.6%
Extremely Low Income paying more than 30%	3,250	10.6%

Source: ABAG Housing Element Data Package, April 2021, 2013-2017 Comprehensive Housing Affordability Strategy

Homeless Persons

The Alameda County Homeless Count and Survey, conducted in 2019, indicated there are approximately 8,022 homeless people within Alameda County on any given day, an increase from 5,629 in 2017. The survey counted 231 homeless individuals in the City of Alameda in 2019, approximately 3 percent of the County's homeless population. The number of homeless persons in the city has increased by 13 percent since 2017 and unsheltered individuals make up 57 percent of the population. The median age of individuals entering the homeless system increased from 39 years old in 2008 to 51 in 2020, at the peak of the COVID-19 pandemic, indicating a need for housing to allow people to age in place. Just 1 percent of the homeless population in 2019 was under 18 years of age.

The city participates in a comprehensive planning and coordination of services initiative for the homeless through the 45-member Alameda Countywide Homeless Continuum of Care Council, formed in 1997. Established to coordinate local efforts to address homelessness, the Continuum of Care has been integral in the development of the Alameda Countywide Homeless and Special Needs Housing Plan (EveryOne Home). Driven by federal requirements to develop a long-range plan to end homelessness, EveryOne Home includes a 10-year service-based plan, with a broader 15-year housing-based plan to end chronic homelessness. Concurrent with this Housing Element update, the City is also developing a five-year plan to address homelessness in Alameda, *The Road Home: A 5-Year Plan to Prevent and Respond to Homelessness in Alameda*. A draft of this plan was released in August 2021 and includes the following strategies, and more, to secure housing for all residents of Alameda, improve access to homeless services, and mobilize a coordinated citywide approach to homelessness:

- Strategy 1.1: Assess and use available public and private land for housing
- Strategy 2.2: Provide low-barrier, housing-focused temporary housing
- Strategy 2.3: Expand outreach and supportive services to unsheltered households
- Strategy 3.1: Strengthen the homeless response system infrastructure
- Strategy 3.3: Ensure continued funding for supportive services

The City of Alameda used Community Development Block Grant (CDBG) resources to fund several programs designed to provide services for those who are currently homeless or at risk for becoming homeless. Building Futures with Women and Children (BFWC) receives funding to operate the Midway Shelter, which serves homeless women and children. The Alameda Food Bank provides no-cost food services for low-income families who otherwise would be forced to make difficult choices between food and rent, and the Family Violence Law Center supports victims of domestic violence who face complex housing security issues.

Each year, BFWC assists more than 300 women and children move from homelessness to housing. In 2017, the City provided \$350,000 for the replacement and upgrade of the bathroom trailer at the Midway Shelter to ensure a habitable environment for women and children. The shelter provides residents with three meals each day, clothing, laundry facilities, and personal supplies. Residents receive counseling and assistance in procuring the resources that they need to obtain housing and a source of income. Case managers also assist residents with substance abuse problems, mental and/or physical health problems, and domestic violence. Midway receives approximately \$60,000 to \$80,000 a year from the City of Alameda to support the daily operations of the facility. In addition, an all-volunteer, nonprofit

organization, the Alameda Homeless Network, takes responsibility for maintaining the facility, preparing food, and hosting multiple fundraising events to support Midway's operations.

The City approved the entitlements for the construction of 90 units of permanent service-enriched housing for formerly homeless individuals at North Housing and the entitlements for 90 units of service enriched assisted living units for formerly homeless seniors at the McKay Wellness Center. The Alameda Point Collaborative has 200 units of transitional and permanent housing, and operates a community center and childcare facility at Alameda Point for formerly homeless families. The transitional and permanent housing units are old and in need of repair; therefore, the Alameda Point Collaborative plans to build 200 new units to replace existing units.

In partnership with local non-profit agencies and community and faith-based organizations, the City also provides the following programs to address homelessness in Alameda:

- **Warming Shelter.** In December 2018 and 2019, the City opened its first “Warming Shelter” for winter months to provide a safe, warm, and welcoming place for those experiencing homelessness. In 2020, the City provided \$62,301 to Building Futures with Women and Children to operate the Warming Shelter for the winter of 20-21.
- **Alameda Day Center.** Connects clients to housing, health, mental health, substance use, and social services and supports. Offers classes, meals, well checks, showers, and enrichment activities.
- **Safe Parking Program.** Provides a safe space for people living in cars or vans to park at night. Offers bathrooms and washing facilities on site and is staffed with outreach workers and housing navigators to connect clients to services.
- **Safe Shelter Program/FEMA Trailers.** Provides shelter for elderly and medically-compromised individuals at-risk for COVID-19 using the four FEMA trailers from the State. Allows residents to shelter in place during the pandemic. Meals, health, and social services provided.
- **Rental Assistance and Subsidies.** Provides emergency rent relief, move-in deposits and fees, and other necessities to prevent individuals and families from losing their home or to secure housing. Also covers emergency motel stays.
- **Mobile Hygiene Program.** Provides mobile hygiene services that includes showers and laundry.
- **Mobile Outreach.** Establishes supportive relationships with homeless individuals through visits by Outreach Workers and offering services to end homelessness. Services are delivered at sites and spaces where people experiencing homelessness are located, including encampments, parking lots, bridge underpass, tunnel entrances, parks, sidewalks, and the FEMA trailer site.

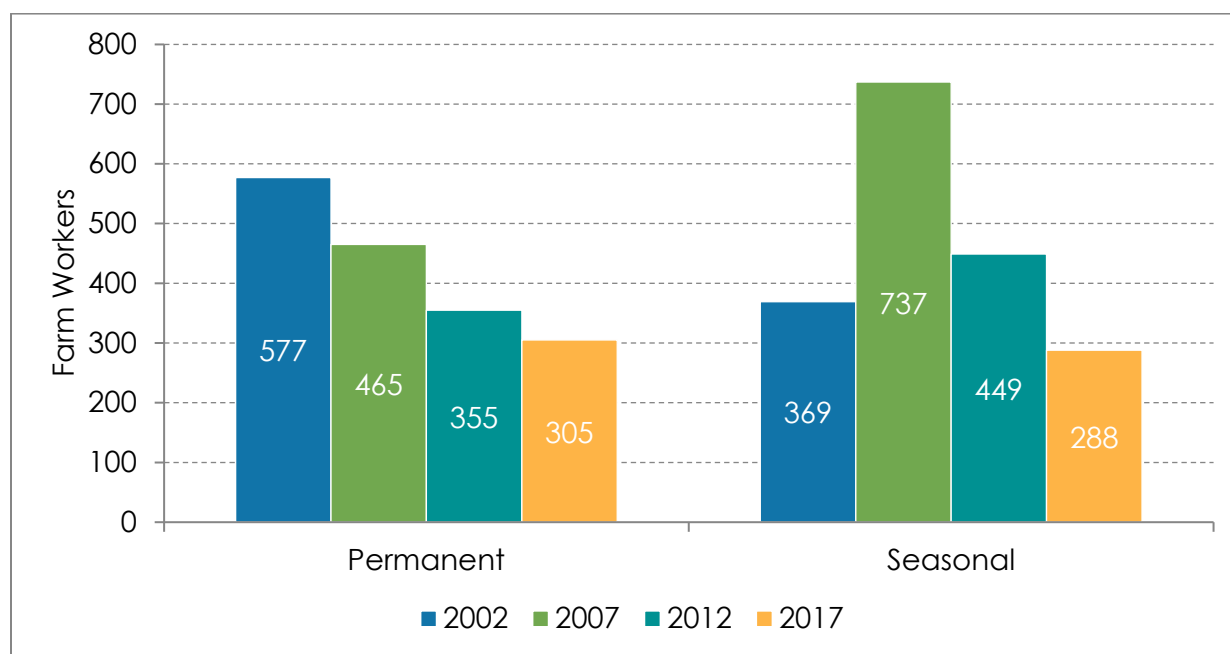
Farmworkers

Farmworkers are generally considered to have special housing needs because of limited income and the unstable nature of employment (i.e., having to move throughout the year from one harvest to the next). The typical temporary nature of farm work is not the case in Alameda, because very few members of the residential or working community work in agriculture.

Based on the 2015-2019 ACS, there are only 89 persons employed in the agriculture and natural resources category, representing only 0.11 percent of the total population. The demand for specific farmworker housing is estimated to be very minimal, if at all, and therefore housing is addressed through the current housing stock and through overall programs for affordability.

Figure C-4 shows the number of permanent and seasonal farmworkers for all of Alameda County. For comparison, the chart shows data for 2002, 2007, 2012, and 2017.

FIGURE C-4 FARMWORKERS IN ALAMEDA COUNTY



Source: ABAG Housing Element Data Package, April 2021; U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017).

Small Families and Individuals

The designation of “small families” is not a typical category for special needs. However, the Alameda Housing Authority reports a high demand for small units, particularly for lower-income seniors, young people, and single-parent households. Long-term renters who have raised families in Alameda are looking for and need small affordable units. They face not only high housing costs but also a particular gap in the available affordable housing stock. Few, if any, publicly assisted studios or one-bedroom units have been developed.

On the other end of the age spectrum, small, young adult households face a similar situation. Alameda is a desirable, close-knit community whose residents have strong ties to the community. Contrary to the generally transient California experience, Alameda boasts families who have multi-generational roots. Increasingly, however, young persons wishing to remain in Alameda cannot find a place to stay outside their parents’ home because of the cost of housing. Hence, they must leave the city until their incomes grow to a point where they can afford to live in Alameda.

Also in this group are lower-income, entry-level employees for new and existing businesses. In the “high tech” area, there is an emerging lifestyle in which the separation between work and home is increasingly less defined. This often is expressed in flexible work hours, “telecommuting,” and social activities integrated in the work environment. In both cases, there is a need for not only small units, but housing in close proximity, or actually incorporated into the workplace.

Inventory of Assisted Housing Units

California Housing Element law requires the analysis of government-assisted housing units that are eligible to convert from low-income to market-rate housing during the next 10 years due to expiring subsidies, mortgage prepayments, or expiration of affordability restrictions and development of programs aimed at their preservation.

An inventory of assisted units in the City of Alameda was compiled based on information gathered from the California Housing Partnership Corporation (CHPC) (Table C-23). According to the CHPC, there are 13 assisted properties in Alameda. None of the properties are at risk of opting out of programs that keep them affordable to very low- and low-income households in the next 10 years.

Table C-23 Assisted Units Inventory

Project Name	Affordable Units	Total Units	Funding Source	Affordability Expiration	Population Served	Owner
Playa del Alameda Apartments	39	40	LIHTC; HUD; CalHFA	2054	Low-income	Unknown
The Breakers at Bayport	51	52	LIHTC; CalHFA; HCD	2061	Low-income	RCD
Shinsei Gardens	38	39	LIHTC; HCD	2065	Households earning 20% to 60% AMI and persons with disabilities	RCD
The Alameda Islander	61	62	LIHTC	2066	Low-income	RCD
Jack Capon Villa	18	19	LIHTC	2068	Persons with developmental disabilities	SAHA
Stargell Commons	31	32	LIHTC	2069	Low-income	RCD
Del Monte Senior Housing	30	31	LIHTC	2070	Low-income seniors	Housing Authority of the City of Alameda
Eagle Family Housing	19	20	LIHTC	2070	Low and very-low income families	Housing Authority of the City of Alameda

Project Name	Affordable Units	Total Units	Funding Source	Affordability Expiration	Population Served	Owner
Alameda Point Senior	59	60	LIHTC; HCD	2072	Low- and very low-income seniors	Eden Housing
Rosefield Village	89	92	LIHTC	2074	Households earning 20 to 80% AMI	Housing Authority of the City of Alameda
Alameda Point Family	69	70	LIHTC	2074	Low- and very low-income families	Eden Housing
Eagle Village	42	42	HUD; Local	Unknown	Large families earning 30 to 60% AMI	Housing Authority of the City of Alameda
Parrot Village	50	50	HUD; Local	Unknown	Low-income	Housing Authority of the City of Alameda
Total Units	596	609				

Source: City of Alameda, 2021; CHPC, 2021; Housing Authority of the City of Alameda, 2022; The John Stewart Company, 2022; Satellite Affordable Housing Associates, 2022; Eden Housing, 2022

Alameda Housing Authority

HCD sets income limits for various sizes of households to determine eligibility for the Section 8 Rental Assistance Program. To qualify for Section 8 rental assistance, households must be either very low-income (50 percent of median income) or extremely low-income (30 percent of median income).

As of October 2021, approximately 1,500 Alameda households benefit from Section 8 Housing Choice Voucher rental assistance and other Housing Authority programs, including project-based vouchers and Section 8 Certificate units. Due to high demand and limited turnover for all programs, including Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Emergency Shelter Housing Voucher. The Section 8 voucher waitlist last opened in September 2021 and has approximately 22,000 persons and households on it. The City of Alameda Housing Authority owns or manages approximately 600 to 700 units for low-income households, many of which are rented to households that receive Section 8 Housing Choice Voucher assistance. In addition to existing units, the Housing Authority has 92 units currently under construction and plan to have another 90 units begin construction in late 2022. The Housing Authority is also in discussions to purchase an additional 18 units that will be completed by the end of 2022.

Affordable Housing Unit/Fee Ordinance

The Affordable Housing Unit/Fee Ordinance (AHUF) was adopted as a result of a 1989 study by the City of Alameda, which established a connection between employment from new or expanding nonresidential use and the need for housing affordable to low- and moderate-income people. The AHUF imposes requirements on new construction, expansion, and change of use of nonresidential properties. The requirements can be satisfied either by the provision of housing units affordable to low- and moderate-

income households or by the payment of an in-lieu fee. This fee has been adjusted for inflation, creating revenue for building new affordable housing.

Table C-24 City of Alameda Affordable Housing Unit Fee

Category	Rate	Application Uses
Non-Commercial/ Non-Industrial	Exempt	Publicly owned building used for a public purpose; dwelling unit (per AMC 30-51.1); residential care facility for no more than six persons; family daycare facility for no more than 12 children; bed and breakfast (no more than 10 bedrooms for rent); home occupation in residences w/home occupation permit; certain accessory uses to the above (e.g., property management office in a residential complex).
Office	\$4.99 per square foot	Office, including medical, professional, semi-professional, administrative, corporate, research and development, social service, nonprofit, organization/association, church office.
Retail	\$2.54 per square foot	Establishment for the display and/or sale of merchandise or services (e.g., showroom, shop, customer service area, restaurant, salon, bank, travel office, dry cleaner, repair shop, service station, theater, banquet hall, for-rent conference facility, commercial marina, commercial parking garage, school museum, place of worship, funeral home);
Warehouse	\$0.87 per square foot	Warehouse, storage space.
Manufacturing	\$0.873 per square foot	Factory, fabrication/production area.
Hotel/Motel	\$1,223 per room/suite	Any facility paying the transient occupancy tax (except bed and breakfast homes of 10 or fewer bedrooms for rent).

Source: City of Alameda, Community Development Department, 2022

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified nonprofit entities need to be made aware of the future possibilities of units becoming “at risk.” Should a property become at risk, the City maintains an active list of resources by which to preserve that property.

In addition, the City of Alameda will develop procedures for monitoring and preserving at-risk units, which will include:

- Monitor the Risk Assessment report published by the CHPC.
- Maintain regular contact with the local HUD office regarding early warnings of possible opt-outs.
- Maintain contact with the owners and managers of existing affordable housing to determine if there are plans to opt out in the future and offer assistance in locating eligible buyers.
- Develop and maintain a list of potential purchasers of at-risk units and act as a liaison between owners and eligible purchasers.

City of Alameda

- Ensure that all owners and managers of affordable housing are provided with applicable state and federal laws regarding notice to tenants of the owner's desire to opt out or prepay. State law requires a 12-month notice.

Nonprofit Entities

Nonprofit entities serving Alameda County and the greater Bay Area can be contacted to gauge their interest and ability in acquiring and/or managing units at risk of conversion. A partial listing of qualified entities, as identified by HCD, to purchase government-assisted developments in the Bay Area includes:

- Alameda Affordable Housing Corporation
- Housing Authority of the City of Alameda
- BRIDGE Housing Corporation
- The Trinity Housing Foundation
- California Housing Partnership Corporation
- Mercy Housing California
- Bayside Communities
- Resources for Community Development
- Domus Development, LLC
- Cabouchon Properties, LLC
- Eden Housing, Inc.
- Christian Church Homes of Northern California, Inc.
- Bay Area Community Services

APPENDIX D – ASSESSMENT OF FAIR HOUSING

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.

Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

In order to comply with AB 686, the City of Alameda (City) has completed this Assessment of Fair Housing. The following maps and analysis rely on data provided from a variety of sources including, but not limited to, the TCAC and HCD Opportunity Areas,¹ 2010 Census data,² 2010-2014³ and 2015-2019⁴ American Community Survey (ACS) estimates, 2014 Longitudinal Employer-Household Dynamics (LEHD),⁵ AC Transit scores,⁶ Alameda Loop Shuttle route information,⁷ East Bay Paratransit,⁸ California Department of Education scores,⁹ California Department of Social Services facility information,¹⁰ CalEnviroScreen 4.0

¹ California Tax Credit Allocation Committee and Housing and Community Development Department, 2020. 2020 TCAC/HCD Opportunity Map. <https://belonging.berkeley.edu/tcac-opportunity-map-2020>.

² U.S. Census Bureau, 2020. 2010 Decennial Census. <https://hudgis-hud.opendata.arcgis.com/>.

³ U.S. Census Bureau, 2014. 2010-2014 American Community Survey. <https://hudgis-hud.opendata.arcgis.com/>.

⁴ U.S. Census Bureau, 2019. 2015-2019 American Community Survey. <https://hudgis-hud.opendata.arcgis.com/>.

⁵ U.S. Census Bureau, 2014. Longitudinal Employer-Household Dynamics. <https://lehd.ces.census.gov/>.

⁶ AC Transit. 2021, December 20 (accessed). “AC Transit.” [actransit.org](https://www.actransit.org/). <https://www.actransit.org/>

⁷ Loop Shuttle, City of Alameda. 2021, December 20 (accessed). “Alameda Loop Shuttle.” [Alamedaca.gov](https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Transportation/Alameda-Loop-Shuttle). <https://www.alamedaca.gov/Departments/Planning-Building-and-Transportation/Transportation/Alameda-Loop-Shuttle>

⁸ Easy Bay, Paratransit. 2021, December 20 (accessed). “Easy Bay ParaTransit.” [Eastbayparatransit.org](https://www.easyparadot.com/).

⁹ School Dashboard, State of California. 2019 data, Cities of Alameda, Berkely, and Oakland. 2021, December 20 (accessed). “California School Dashboard for Alameda Unified, Berkeley Unified, or Oakland Unified.” caschooldashboard.org.

¹⁰ Community Care Licensing Division, California Department of Social Services. 2021, December 2020 (accessed). “Adults Residential Facility Search.” [Cclld.dss.ca.gov](https://www.cclld.dss.ca.gov/carefacilitysearch/Search/AdultResidentialAndDaycare). <https://www.cclld.dss.ca.gov/carefacilitysearch/Search/AdultResidentialAndDaycare>

percentiles,¹¹ Alameda Homelessness Strategic Plan,¹² and Zillow Home Value Index.¹³ Throughout the assessment it is identified whether the data is available at the census tract or block group level. All data presented in the maps in this assessment were collected through the AFFH Data Viewer mapping tool, a tool developed and approved by HCD for use in assessment of fair housing analyses as the most current and accurate data available.¹⁴ This approach was developed in consultation with HCD and in conjunction with efforts to develop standardized, statewide datasets for fair housing analyses.

Outreach

As identified in the Public Participation section of this Housing Element, the City met with several stakeholders and community organizations throughout the update process. These efforts included an interview with a fair housing provider serving residents of Alameda and other local Bay Area jurisdictions. This organization felt strongly that the City of Alameda (and other Bay Area jurisdictions) should take a more proactive and “protective” approach to enacting rent control, just-cause protections, and other housing protection laws to keep more individuals housed. They acknowledged that Alameda’s rent petition program is a useful tool to empower tenants to advocate for themselves in line with these goals.

However, while a great tool for Alameda tenants and landlords, the fair housing provider said this singular rental adjustment is not enough to protect tenants from a hostile living environment. The rent review program is a mediation process between a tenant and their landlord; however, a hostile living environment can also be induced by other factors. They shared an experience that some clients have dealt with, in which neighbors complain, harass, and record behavior by the client that they deem “inappropriate” and give those records to landlords in an attempt to get the tenant evicted. Situations like this, though isolated, indicate a need for more tools in Alameda and other Bay Area jurisdictions to protect residents from harassment-like behavior to prevent wrongful eviction or displacement resulting from unsafe living situation cultivated by hostile neighbors. There is a strong desire to create more mechanisms that go beyond the tenant and landlord relationship to ensure that a tenant feels safe in their living environment. In the creation of additional tools, enforceable mechanisms must also be included by a responsible party to ensure effectiveness and accountability.

Stakeholders also expressed a need for new financial programs to keep more vulnerable populations housed. According to stakeholder feedback, residents living with one or more mental disorders (e.g., post-traumatic stress disorder, mental health issues, depression) typically need more time to pay rent because of their mental difficulties. Therefore, it would be beneficial to provide training for housing providers to

¹¹ Office of Environmental Health Hazard Assessment, State of California. 2021, October 20. 2021, December 12 (accessed). “Map of CalEnviroScreen 4.0.” oehha.ca.gov.
<https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>.

¹² Alameda, City of. 2021, October. 2021, December 20 (accessed). “The Road Home: A Five Year Strategic Plan to Prevent and Respond to Homelessness in Alameda.” Alamedaca.gov.
<https://www.alamedaca.gov/files/assets/public/departments/alameda/econ-dev-amp-comm-services/the-road-home-plan-adopted.pdf>.

¹³ Home Value Index, Zillow. 2021, December 20 (accessed). “Home Values.” Zillow.com.
<https://www.zillow.com/research/data/>.

¹⁴ California Department of Housing and Community Development, 2021. Affirmatively Furthering Fair Housing Data and Mapping Resources. <https://affh-data-resources-cahcd.hub.arcgis.com/>.

understand the debilitating effects of mental health on paying rent on time and the value of payment plans or other options. Stakeholders also felt that a variety of fiscal incentives, such as a shallow subsidy, would provide ongoing support for these residents. In conjunction, supportive services (case management, in-unit care, etc.) should have more dedicated funding streams to ensure that tenants receive the resources they need to remain in their homes.

Additionally, the fair housing provider expressed a need for workshops on fair housing laws for residents and housing providers. They reported that, in some instances, housing providers may accidentally discriminate against tenants because of a lack of knowledge about fair housing laws. By providing current information to housing providers, the rate of unintentional discrimination may decrease. A tenant workshop counterpart can be made to inform residents of their tenant rights.

Assessment of Fair Housing Issues

The California Government Code Section 65583 (10)(A)(ii) requires the City of Alameda to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all California jurisdictions to assess access to opportunities in their communities.

The TCAC/HCD Opportunity Maps can help to identify areas in a community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into 5 categories, from highest resource to low resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. There is a sixth category that indicates if an area is considered one of high segregation and poverty. These areas are ones in which there is an overrepresentation of people of color compared to the county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line (\$26,500 annually for a family of four in 2021). The TCAC/HCD Opportunity Maps use a regional index score to determine categorization of high, moderate, and low resource. Alameda falls within the Bay Area TCAC region, which includes all the Bay Area counties. Within the Bay Area, the top 40 percent of census tracts are either highest or high resource, and the remaining 60 percent of census tracts are evenly divided between moderate and low resource.

- **Highest Resource:** Top 20 percent highest-scoring census tracts in the region. Indicates residents in these census tracts have access to the best outcomes in terms of health, economic attainment, and education attainment.
- **High Resource:** Top 40 percent highest-scoring census tracts in the region. Indicates residents in these census tracts have access to highly positive outcomes in terms of health, economic attainment, and education attainment.

- **Moderate Resource:** Top 30 percent of remaining census tracts in the region. Indicates residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).
- **Moderate Resource (Rapidly Changing):** A filter applied to moderate resource tracts based on index scores just below the high resource threshold and experiencing rapid increases in key dimensions of opportunity (housing price, median income, job proximity, etc.).
- **Low Resource:** Bottom 30 percent of remaining census tracts in the region. Indicates residents in these census tracts could be experiencing a lack of access to positive environmental, economic, and education factors results in negative outcomes or perpetuated outcomes (such as perpetuated poverty).

According to the HCD/TCAC Opportunity Map (Figure D-1), the western portion of Alameda, which encompasses the College of Alameda, Woodstock Park, and the former Naval Air Station, is considered low resourced. This low resource area is bounded by Webster Street north of Lincoln Avenue to the east, and west of Hancock Street/Central Avenue south of Lincoln Avenue. Moderate resource (rapidly changing) and moderate resource areas are primarily in the northern portion of Alameda in areas that include the Littlejohn Park and Marina Village Shopping Center and are bounded primarily by Lincoln Avenue, Webster Street, Fernside Boulevard, and Clement Avenue. The highest and high resources areas are in the central and southern areas of Alameda. The highest resource area includes areas surrounding Franklin Park, Rittler Park, and the South Shore Center. High resource areas surround the highest resource areas on both sides, which includes the areas of Robert Crown Memorial State Beach, Jackson Park, Lincoln Park-Harrison Center, Towata Park, and Krusi Park.

Patterns of Integration and Segregation

To assess patterns of segregation and integration, the City analyzed characteristics to determine current and historic segregation patterns related to income, race and ethnicity, familial status, and disability. This information is analyzed at the census tract level relying primarily on ACS 2015-2019 estimates, with the exception of the diversity map, which analyzes data at the block group level and relies on 2014-2018 ACS estimates.

Income

Alameda's high and highest resource areas are associated with highly positive economic outcomes, according to TCAC/HCD, suggesting residents within these neighborhoods face fewer barriers to economic mobility (see Figure D-1). The TCAC/HCD map measures access to positive economic outcome based on incidence of poverty, adult educational attainment, adult employment, proximity to jobs, and median home value. The high and highest resourced areas generally have a score of approximately 0.8, with a score of 1.0 being the highest expected economic outcome. The lower the score, the lower the likelihood of a positive economic outcome for residents. Economic scores between 0.50 and 0.75 are the predominant score of census tracts in the city; these areas include the College of Alameda, Monarch Street, Marina Village Shopping Center, Telecare Corporation, Littlejohn Park, Krusi Park, and Lincoln Park-Harrison Center. The census tracts along the southern coast of the city, bounded by Hancock Street to the west, Lincoln Avenue to the north, and Park Street to the east, received economic scores of more than 0.75, which includes the South Shore Center, Washington Park, and Franklin Park, indicating stronger economic opportunities for residents of these areas. The economic opportunity within Alameda's

moderate resource and moderate resource (rapidly changing) areas contains a mixture of economic outcomes ranging from 0.25 to 0.75. While the majority of Alameda's households are renters, the moderate-resource area has the highest percentage of Housing Choice Voucher (HCV) holders, accounting for a range of 8.53 to 22.7 percent of renter-occupied housing units, indicating that these residents live in area with more limited expected economic opportunities than residents of eastern areas. The economic opportunity in Alameda's high and highest resource areas scores similarly to the neighborhoods in most of North Berkeley.

FIGURE D-1 TCAC RESOURCE AREA DESIGNATIONS



Source: TCAC/HCD, 2021

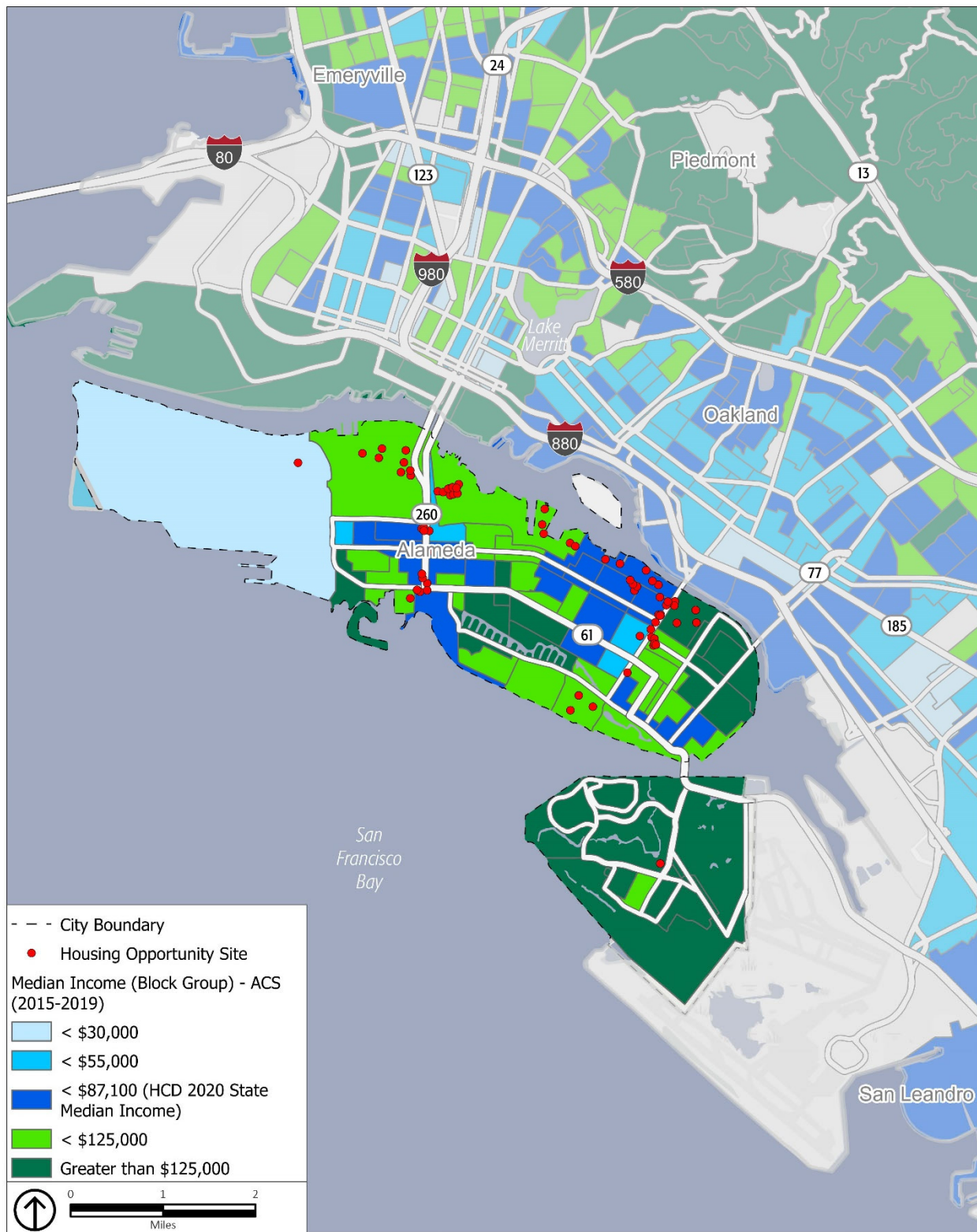
As shown in Figure D-2, the median income in Alameda neighborhoods was generally lower in west Alameda than in east Alameda in 2019. In the area west of Main Street that is primarily commercial and industrial uses, the median income was approximately \$17,283. East of Main Street, the neighborhoods south of Pacific Avenue and north of Ralph M. Appezzato Memorial Parkway have median incomes greater than \$125,000, and the central area between these high-income neighborhoods has a median income less than \$82,000. Throughout Bay Farm Island, on the east end of Alameda, the median income is greater than \$100,000. In comparison, in East Oakland along Highway 185, the median income is typically less than \$55,000, whereas along Highway 77, towards West Oakland, there are typically higher median incomes. The City of Berkeley's median household income distribution skews toward lower median incomes in the densest parts of the Berkeley, with higher median incomes further from UC Berkeley. As is found near College of Alameda, the areas immediately adjacent to UC Berkeley have median incomes below the poverty line, likely due to the concentration of a student population, while in most other areas of the Berkeley there are slightly higher median incomes. Generally, higher median incomes are found in Alameda and Berkeley, compared to Oakland. A higher income allows residents to have more choices in their lives, such as healthier food options, more transportation options, and access to socioeconomic mobility.

According to the Urban Displacement Project, the area in Alameda with the lowest median income, west of Main Street, is also designated an area experiencing "advanced gentrification." There are four criteria for an area to receive this label:

- The area had moderate, mixed moderate, mixed high, or high-income tract in 2018.
- Housing was affordable to middle, high, mixed moderate, and mixed high-income households in 2018.
- There have been marginal changes, increases, or rapid increase in housing costs.
- The area gentrified in 1990 to 2000 or 2000 to 2018.

These findings indicate that West Alameda residents may be experiencing gentrification at an increasing rate. As housing costs continue to rise in Alameda and throughout the region, lower-income residents of this area of Alameda may be unable to compete with incoming residents with higher incomes. This cycle results in increased housing demand, further driving up the price for the existing housing stock. As a result, lower-income Alamedans may not have the bargaining power to stay in Alameda. The Urban Displacement Project (UPP) categorizes census tracts into several types which income, two types are labeled as low-income/susceptible to displacement, and becoming exclusive. From Park Street to Sherman Street/Grand Street and Shoreline Drive to Clement Avenue, three of five census tracts in this area are at risk of becoming exclusive. The criteria for "becoming exclusive" includes housing affordable to middle, high, mixed moderate- and high-income households, rapid increase in housing costs, absolute loss of low-income households, declining low-income in-migration rate, and median income higher than previous years. One census tract is low income and susceptible to displacement (low- or mixed-income tract), and another is at risk of becoming exclusive, meaning moderate, mixed moderate, mixed high or high income tract, housing affordable to middle, high, mixed moderate and mixed high income households, and marginal change or increase in housing costs. Home values in these areas have increased by approximately 40 to 70 percent, and rents across this area have increased from 5 to 27 percent.

FIGURE D-2 MEDIAN INCOME



Source: 2015-2019 ACS

Race and Ethnicity

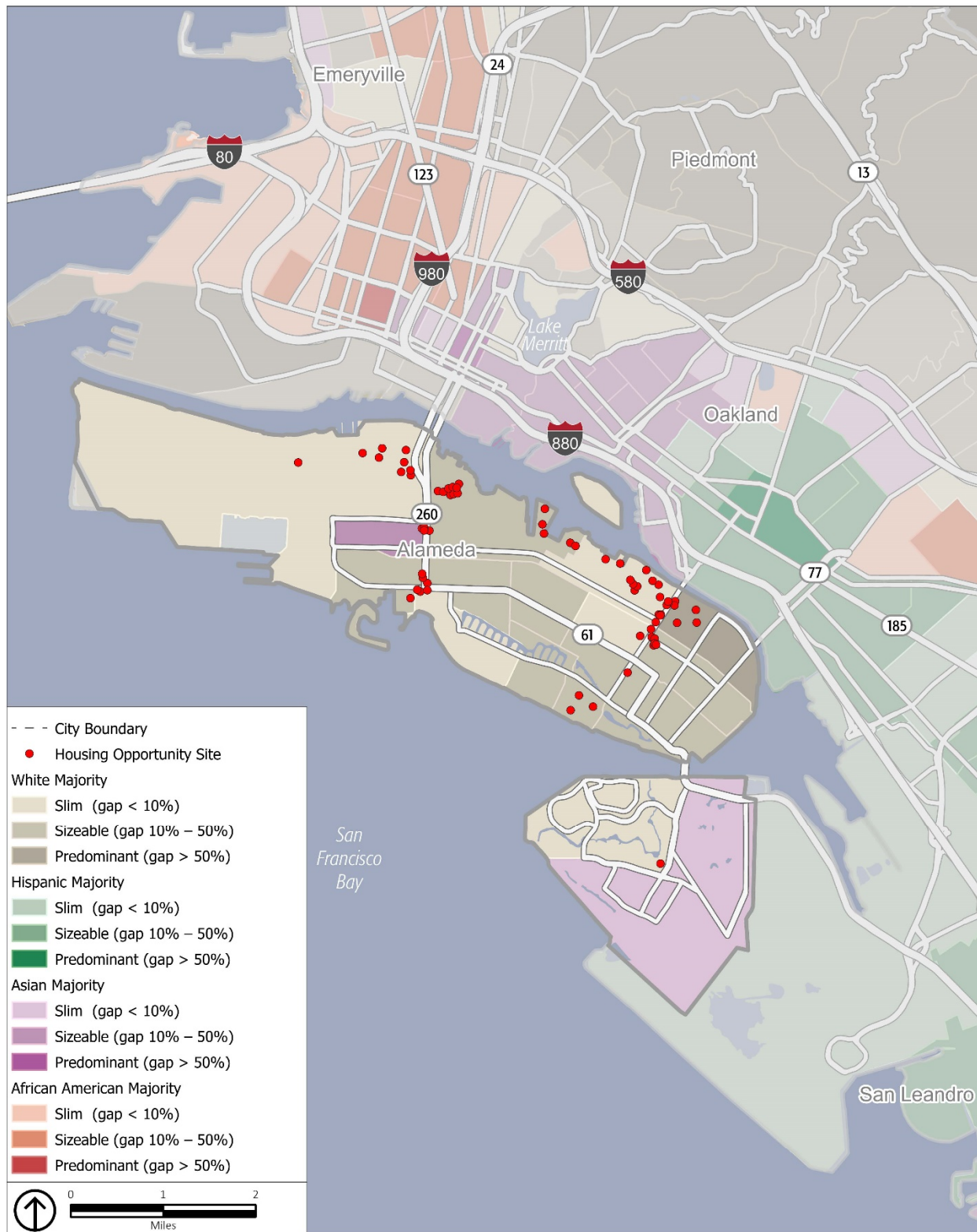
As discussed in the Housing Needs Assessment (Table C-3), residents that identify as White comprised the largest racial group in Alameda (45 percent of the total population) in 2019, followed by residents that identify as Asian (32.5 percent), and those that identify as Hispanic or Latino (11.5 percent). When reviewing the concentrations of predominant racial and ethnic groups, shown in Figure D-3, Asian residents are the predominant population on much of Bay Farm Island and in the Woodstock neighborhood, while all other areas are predominantly White. There are no areas in Alameda that are predominantly African American or Black. Stakeholders estimated that, in recent history, more Black and African American residents may have been displaced from Alameda than other racial or ethnic groups. Recent growth may be considered attributable to “new, professional money,” referencing the Bay Area’s strategic socioeconomic positioning attracting talent from all parts of the world as part of the dot.com boom in the last 20 years. According to Figure D-2, the median income for block groups in Bay Farm Island is greater than \$125,000, which may be a result of this growth. In comparison, the pattern of Oakland’s predominant population transitions throughout the city. East Oakland has predominantly Black or African American and Hispanic, the area between Highways 580 and 880 is predominantly Asian, and west and Downtown Oakland have a Black or African American majority. Overlaying median income with racial and ethnic patterns shows that East Oakland with a predominant Black/African American and Hispanic majority also has a high rate of household incomes at or below the median income. Additionally, Asian majority census tracts between Interstates 580 and 880 share similar and consistent median household incomes as East Oakland. Both Berkeley and Alameda contain census tracts with White and Asian majorities with a range of median household income.

Research from Rasheed Shabazz, a UC Berkeley student who studied the Black and African American housing experience in Alameda, illustrated that Alameda has been a historically White community.¹⁵ In 1970, over 90 percent of the population identified as such, which coincided with the passage of Measure A. However, as demonstrated in Table C-3 of the Housing Needs Assessment, diversity has increased in Alameda since 1970. More information on historical local, regional, and national practices and policies that have influenced the racial composition of Alameda can be found in the “Other Relevant Factors” section of this assessment.

While there are concentrations of minority populations throughout Alameda County, no areas in the City of Alameda qualify as Racially and Ethnically Concentrated Areas of Poverty (R/ECAPs). In contrast, there are multiple in Oakland and one in Berkeley. A R/ECAP, as defined by HUD, is an area in which 50 percent or more of the population identifies as non-White, and 40 percent or more of individuals are living below the poverty line. In the Woodstock neighborhood, approximately 53 percent of the population identifies as Asian, but the poverty rate is just under 13 percent. Though this area does not meet the definition of a R/ECAP, it does appear to have a concentration of non-White persons and poverty, indicating a possible fair housing concern. In order to assist these residents with identifying housing opportunities in other areas of the city, should they want them, the City will facilitate the development of new affordable multifamily housing through Programs 6, 7, and 8 and will prioritizing marketing of financial assistance programs for housing to residents of this area (Programs 16 and 17).

¹⁵ *Note: At the time of conducting their research, Rasheed went by the name of Reginald James. James, Reginald L. 2013, August 1. “Alameda Is Our Home: African Americans and the Struggle for Housing in Alameda, California, 1860–Present.” UC Berkeley: Institute of Governmental Studies. Accessed December 8, 2021.*

FIGURE D-3 PREDOMINANT POPULATION



Source: U.S. Census, 2010

Similarly, there are no areas in the City of Alameda that identify as Racially Concentrated Areas of Affluence (RCAA). RCAAs, as defined by HCD, are areas within census tracts where 80 percent or more of the population identifies as White and the median household income is \$125,000 or greater. However, while there are no areas that strictly meet this definition, east Alameda has a significantly higher median income than west Alameda, well over \$125,000 on most of Bay Farm Island, suggesting a possible concentration of affluence. This pattern of wealth is similar to North Berkeley, where the median income ranges from approximately \$136,000 to \$200,000, the primary difference being that North Berkeley also has a population that is approximately 80 percent White, qualifying it as a possible RCAA. To encourage more mixed-income neighborhoods, the City will encourage the construction of ADUs to meet the need of some lower-income households and will prioritize marketing the benefits of ADUs in areas of concentrated affluence to promote a greater range of housing types (Program 5).

Familial Status

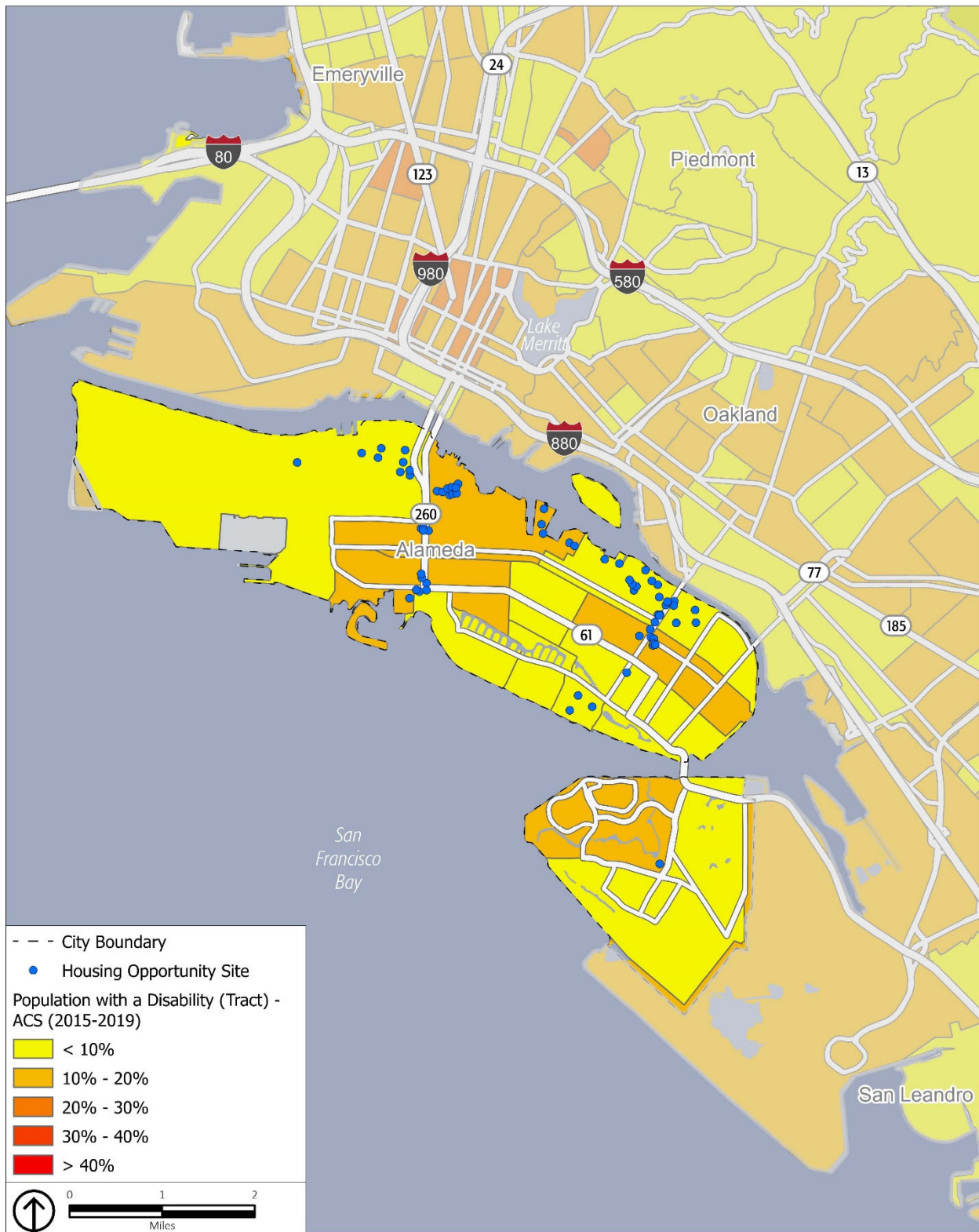
According to the County of Alameda's *Regional Analysis of Impediments to Fair Housing Choice (2020)* ("County AI"), there is a higher percentage of families with children in Alameda County as a whole compared to other family types, but the overall proportion of families with children has decreased by 6 percent from 1990 to 2017. This trend is reflected in the City of Alameda. In 1990, 46 percent of families in the city had children; however, by 2017, this population percentage had dropped 4 points to 42 percent. According to the 2015-2019 American Community Survey, 28 percent of Alameda residents live in single-person households; comparatively, 24 percent of Alameda County residents and 25 percent of Bay Area residents live in single-person households. Despite the high cost of housing in Alameda, there is a slightly higher percentage of single-person households in Alameda than in the county or Bay Area.

Given the rising home value—resulting in increased housing cost burdens—it is possible that housing in the city may be expensive for young families, resulting in the relatively high rates of families without children and single-person households rather than families with children. To facilitate housing mobility opportunities for all familial types, the City continues to administer the First-Time Homebuyer Program and participate in the County's Mortgage Credit Certificate Program, advertising these programs in areas with high rates of renter-occupied households to increase awareness of assistance programs and offering free homebuyer workshops at least annually (Program 16).

Disability

According to the County AI, ambulatory and independent living disabilities were the most common disability type reported in the county in 2017. Approximately 9 percent of Alameda residents are living with a disability, according to the 2013-2017 ACS. In comparison, nearly 13 percent of Oakland's population and nearly 9 percent of Berkeley's residents reported a disability. The median rate of disability for seniors aged 65 and older in Alameda County is approximately 33 percent, which is similar to rates found in most of the Bay Area. However, Oakland and Hayward are outliers, with 39 and 38 percent of seniors with a disability, respectively. According to Figure D-4, Alameda has no areas with a significantly high rate of persons with a disability. For the census tracts in Alameda, most populations have disability rates that range from less than 10 percent or 10 to 20 percent of the census tract's population.

FIGURE D-4 RATE OF DISABILITY



Source: 2015-2019 ACS

During the consultation process, stakeholders expressed a need for more permanent and supportive housing for persons with disabilities as well as greater enforcement of meeting reasonable accommodation requests in multifamily housing. Stakeholders reported that, in some circumstances, reasonable accommodation requests are not met because of the costs associated with making these changes. The cost is even more concentrated in smaller complexes, where the landlord or property manager receives a more limited funding stream from fewer units, as opposed to a large development, thus increasing the cost burden of specific accommodations. The shortage of multifamily housing that resulted from historic enforcement of Measure A furthers this issue, as there are fewer already accessible units and more demand for reasonable accommodation on smaller multifamily complexes. The City has included Program 13 to provide biannual training to landlords on fair housing rights and responsibilities, including the requirement to meet reasonable accommodation requests.

Access to Opportunity

Mobility

Alameda's unique geography as an island positions it to have the San Francisco Bay Ferry in addition to the typical transportation and mobility options offered to residents of other Bay Area jurisdictions. The San Francisco Bay Ferry connects Alameda residents with the employment opportunities, services, and other destinations in Downtown San Francisco, Oakland, Vallejo, and Richmond. Riders can receive discount prices for the ferry if they are eligible for the Clipper START, RTC Clipper, Senior Clipper, or Youth Clipper programs. The Clipper START program is available to all residents of the San Francisco Bay Area aged 19 to 64 years that earn an income at or below 200 percent of the federal poverty level and are not already eligible for the RTC Clipper Card that is available for persons with disabilities. The Senior Clipper card is available to riders aged 65 years and older, and the Youth Clipper card to riders age 5 to 18 years.

In addition to the ferry, Alameda is also served by AC Transit and a free Alameda Loop Shuttle. AC Transit includes bus service to and from San Francisco and to nearby Bay Area Rapid Transit (BART) stations (i.e., 12th Street, Fruitvale, and Lake Merritt). Fare for Transbay routes costs \$6.00 per ride. Students, youth, seniors, and persons with disabilities can qualify for discounted fares. The Alameda Loop Shuttle provides a two-bus looping service to get around Alameda at major stops, including the Alameda Hospital, Alameda Main Library, Alameda Theater, Kaiser Permanente, and South Shore Center.

In partnership with East Bay Paratransit, the City offers a paratransit service as a public transportation option for riders unable to use typical buses or trains due to a disability or a disabling health condition. East Bay Paratransit transports riders using special vans equipped with a wheelchair lift. Fare is dependent on the distance from a rider's origin to their destination; fares typically range from \$4.00 for a trip up to 12 miles and \$7.00 for a trip that is 20 miles or more.

A stakeholder from the consultation process discussed that the AC bus and ferry transit systems are perceived by residents as inefficient for daily travel. However, the Alameda Loop Shuttle is a reliable resource to get around Alameda, particularly for lower-income households. In order to ensure public transit is meeting the needs of residents, the City will coordinate with transportation agencies to conduct a survey of unmet needs and will support applying for funds, when necessary, to change or expand route options (Program 12).

Employment Opportunities

Employment opportunities in Alameda are concentrated in a couple of key employment centers. However, Alameda is in the Bay Area near large job centers in the cities of Berkeley, San Francisco, and Oakland. As discussed in the mobility analysis, the employment options that Alameda residents have access to are significantly affected by the transportation options available to them. According to AllTransit, a transportation database created by the Center for Neighborhood Technology, Alameda scored a 7.4 out of 10 on its performance. AllTransit describes Alameda as a city with a “very good combination of trips per week and numbers of jobs accessible enabling many people to take transit to work.” In comparison, Berkeley scored 8.8 and Oakland scored 8.3 on the same metric. Berkeley and Oakland are both described as having an “excellent combination of trips per week and number of jobs accessible enabling numerous people to take transit to work.” In areas outside of the urban core of the Bay Area, where Alameda, Oakland, and Berkeley are located, AllTransit scores drop significantly because there are fewer transit options available to residents in these areas. Longitudinal Employer-Household Dynamics (LEHD) analysis found that of the three jurisdictions (Alameda, Berkeley, and Oakland), Alameda residents are the most likely to work outside the jurisdiction they live in.

According to estimates from the 2015-2019 American Community Survey on the means of transportation to work, approximately two-thirds of Alameda residents drove a car or truck to work, and 19 percent of residents used public transportation (excluding taxicab) to get to work. Comparatively, approximately 39 percent of Berkeley residents drove, 25 percent used public transportation, and 17 percent of residents walked to work. Approximately 61 percent of Oakland residents drove, and 24 percent walked to work. Given the differences between Alameda, Berkeley, and Oakland commuter modes, there may be stronger transit and pedestrian infrastructure in Berkeley or closer proximity to jobs than in Alameda.

Stakeholders expressed concerns about the limited number of employment opportunities in Alameda. Though there is a primary area of employment in Alameda at the commercial center in the area previously occupied by a portion of Naval Air Station Alameda, including Alameda College and Marina Village, the 2015-2019 ACS revealed that approximately 74 percent of Alameda residents worked outside the city, in contrast to 62 percent of Oakland residents and 57 of Berkeley residents in their respective jurisdictions. However, in 2002, the ACS reported a 0.71 jobs-housing ratio in Alameda, which increased to 0.98 in 2018. A jobs-housing ratio measures the number of jobs available compared to the number of occupied housing units. A 1.0 ratio indicates that for every job there is one occupied housing unit. For reference, in 2002, Alameda County and the Bay Area had jobs-housing ratios of 1.30 and 1.28, respectively. In 2018, these had increased to 1.43 and 1.47, respectively. The rising jobs-housing ratio indicates that jobs are likely becoming more available for nearly every household in Alameda. However, the shortage the stakeholder discussed may be related to the types of jobs available rather than the quantity, emphasizing a need for jobs for all households regardless of educational attainment.

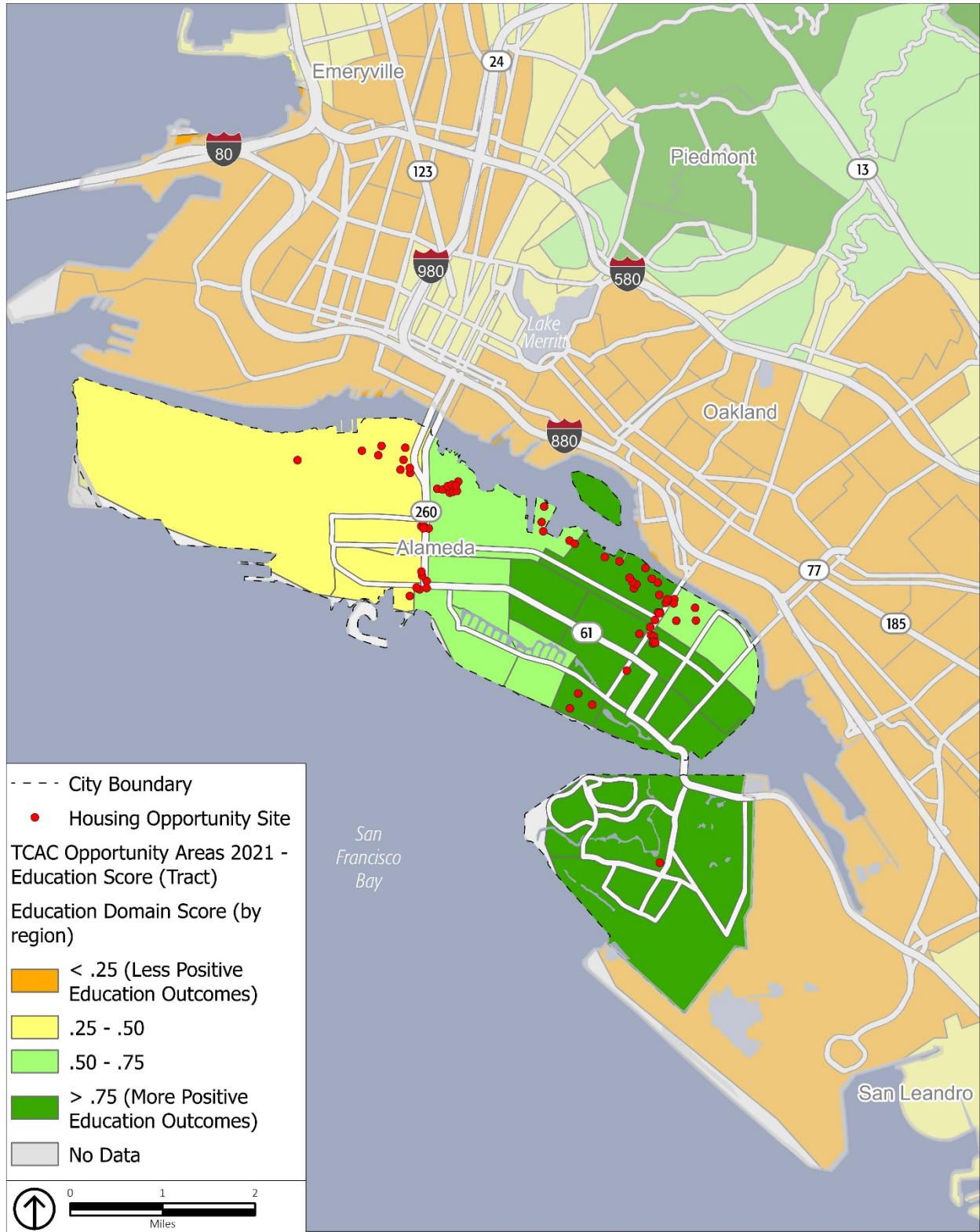
According to the LEHD program, approximately 17 percent of Alameda residents work in Alameda, 16 percent of Alameda residents work in Oakland, and 6 percent of Alameda residents work in San Francisco. The remaining 42 percent of Alameda residents work in other locations not recorded by the LEHD program. This suggests that, though the jobs-housing ratio indicates sufficient employment opportunities in Alameda, many Alameda residents still travel elsewhere for employment. This may occur because the various type of industries that Alameda residents want to work in are not available in the city.

Educational Opportunities

Alameda residents are served by the Alameda Unified School District, which the California Department of Education (DOE) reports on annually. Alameda has 2 high schools, 1 continuation high school, 2 junior/senior high schools, 3 middle schools, 1 K-8 school, 9 elementary schools (K-6), and 1 K-12 school, for a total of 19 schools. These schools are distributed throughout the city, with the highest performing schools on Bay Farm Island (a high resource area) and in west Alameda (a low/moderate resource area), indicating that school quality is not reflective of the local median income or other indicators of opportunity. However, according to Figure D-5, TCAC/HCD Educational Score, east Alameda is associated with more positive educational outcomes than central and west Alameda. West Alameda residents are expected to have the least positive outcomes for educational attainment. The TCAC/HCD Educational Score is based on access to educational attainment on 4th-grade reading and math proficiency from the 2018-2019 school year, high school graduation rate, and prevalence of student poverty. The City will promote acquisition and rehabilitation of affordable housing units in high resource areas to facilitate housing mobility opportunities for lower-income households to access high quality schools (Program 12).

Each year, the DOE publishes performance metrics for each school in the state, including student assessment results for English Language Arts and Mathematics as they compare to the statewide grade-level standards. In the 2019 school year, approximately 28 percent of Alameda Unified School District students qualified as socially disadvantaged, measured by the number of students who are eligible for free or reduced-priced meals or have parents or guardians who did not receive a high school diploma. Approximately 13.6 percent of students were English learners, measured by students who are learning to communicate effectively in English, which usually requires instruction in the English language in addition to the typical course load. Approximately 0.2 percent of Alameda students are in foster care. Additionally, approximately 56.8 percent of the class of 2019 were ranked by the DOE as “prepared” for college or career. Of this class, 41.7 percent of students identified as socially disadvantaged graduating seniors were ranked as “prepared.”

FIGURE D-5 EXPECTED EDUCATIONAL OUTCOME SCORES



Source: TCAC/HCD, 2021

The DOE has created the California School Dashboard to present how school districts and schools are meeting the needs of California's diverse student population based on six indicators: chronic absenteeism, suspension rate, graduation rate, college/career, English language arts, and mathematics. The DOE ranks each indicator by comparing data to the previous year's data and measuring the level of change. The indicators are ranked as red (very low/declined significantly), orange (medium/low), yellow (medium), green (medium/high), and blue (very high, increased significantly). In short, a red performance level indicates a very low level of attainment and whether the score has maintained or declined in comparison to the previous year's score. A blue performance score indicates a very high level of attainment and any increase in score in comparison to the previous year's data. For four of six DOE indicators, homeless Alameda students scored red. The indicators were chronic absenteeism, suspension rate, English language arts, and mathematics. Foster youth students had red performance levels for chronic absenteeism and graduation rate. The overall performance level of African American students was lower than White students in Alameda, with performance levels including four orange scores, one red score, and one yellow score. In contrast, White students scored in the green performance level for four indicators, one blue, and one orange (see Table D-1). Various factors may affect a student's ability to score well on these indicators, such as access to safe and sanitary affordable housing, housing stability, and more.

In comparison, in the Berkeley Unified School District, 31.2 percent of students were identified as socioeconomically disadvantaged, 8.8 percent were English language learners, and 0.2 percent were foster youth. Foster youth students received red performance scores for two indicators: chronic absenteeism and suspension rate. Homeless students received a red performance score for chronic absenteeism. In the Oakland Unified School District, 71.7 percent of students were identified as socioeconomically disadvantaged, 32.8 percent as English language learners, and 0.4 percent as a foster youth. In comparison to the other two school districts, Alameda Unified School District has a lower percentage of socioeconomically disadvantaged, English language learner, and foster youth students. In some cases, these student populations are not mutually exclusive, meaning that a student can identify as both socioeconomically disadvantaged and an English language learner. Students who have intersecting labels may be more at risk of having lower performance scores.

Table D-1 Performance Scores for Alameda Unified School District, 2019

Characteristic	Chronic Absenteeism	Suspension Rate	Graduation Rate	College/ Career Preparation	English Language Arts	Mathematics
All Students	Yellow	Green	Yellow	Green	Green	Green
English Learners	Yellow	Green	Orange	Orange	Yellow	Yellow
Foster Youth	Red	Red	N/A	N/A	N/A	N/A
Homeless	Red	Red	N/A	N/A	Red	Red
Socioeconomically Disadvantaged	Orange	Green	Orange	Orange	Orange	Orange
Students with Disabilities	Orange	Yellow	Orange	Yellow	Yellow	Red
African American	Red	Yellow	Orange	Orange	Orange	Orange

Characteristic	Chronic Absenteeism	Suspension Rate	Graduation Rate	College/ Career Preparation	English Language Arts	Mathematics
American Indian or Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A
Asian	Green	Blue	Blue	Yellow	Blue	Blue
Filipino	Yellow	Green	Green	Yellow	Green	Yellow
Hispanic	Yellow	Yellow	Orange	Green	Green	Orange
Native Hawaiian or Pacific Islander	Orange	Green	N/A	N/A	N/A	N/A
White	Green	Green	Orange	Green	Blue	Green
Two or More Races	Orange	Green	Green	Orange	Blue	Green

Source: California Department of Education, 2019.

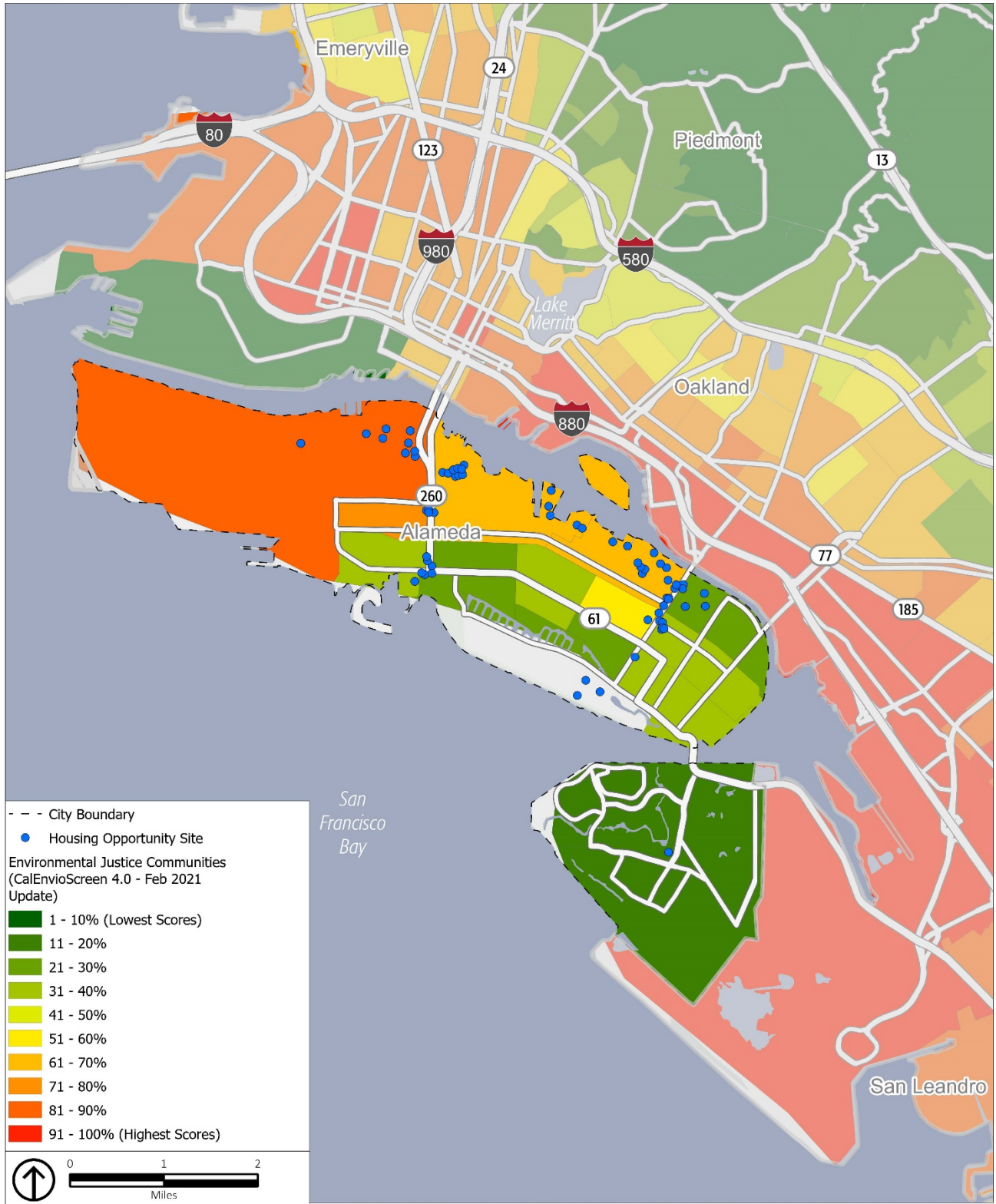
Environmental Health

A disadvantaged community or environmental justice community (“EJ Community”) is identified by the California Environmental Protection Agency (“CalEPA”) as “areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation,” and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community’s environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. The cumulative score for each census tract includes an exposure score, with a low score being a positive outcome, for each of the following:

- Ozone concentrations
- PM_{2.5} concentrations
- Diesel particulate matter emissions
- Drinking water contaminants
- Children’s lead risk from housing
- Use of certain high-hazard, high-volatility pesticides
- Toxic releases from facilities
- Traffic impacts

Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. According to Figure D-6, there is one EJ Community in the City of Alameda.

FIGURE D-6 ENVIRONMENTAL HEALTH AND DISADVANTAGED COMMUNITIES



Source: California Environmental Protection Agency, CalEnviroScreen 4.0, 2021

This community is on the west side of Alameda, west of Main Street (south of Ralph M Appezato Memorial Parkway) and west of Webster Street (north of Ralph M Appezato Memorial Parkway). This EJ Community falls into the 81st percentile overall, with eight indicators that exceed the 75th percentile score for pollution burden and population characteristics: diesel particulate matter, groundwater threats, hazardous waste, impaired waters, solid waste, low birth weight, and unemployment. While the remainder of Alameda is not considered “disadvantaged” by this definition, there is a stark contrast between the environmental conditions in the northern and eastern portions of Alameda. The northern portion of Alameda is bounded by Webster Street to the west, Lincoln Avenue to the south, and Park Street to the east and contains a higher pollution burden percentile score than a population characteristic percentile score, meaning that this area has more environment-related issues than population and socioeconomic conditions. Specifically, this area has high percentile scores (more than 90 percent) for cleanup sites, groundwater threats, hazardous waste, and impaired waters. These scores may be a result of former industrial operations and proximity to major highways. In comparison, the eastern portion of Alameda (east of Park Street) has scores that are below the 33rd percentile. The further east in the city, the lower the negative population characteristics and pollution percentile scores are, suggesting a correlation with heavy uses in northern and western Alameda. This pattern also exists in census tracts in the central and southern part of the island (south of Lincoln Avenue and bounded by Central Avenue and Park Street), which typically have lower pollution percentile scores and lower cumulative scores.

Across the Alameda Harbor in Oakland, there are EJ Communities along southbound Highway 880 with scores in the 90th percentile and above. West Oakland has EJ Communities scattered throughout the area, though their scores are not as high as along Highway 880. In contrast, Berkeley has only one EJ Community along University Avenue near Interstate 80. The spatial distribution and concentration of EJ Communities in Alameda, Berkeley, Oakland, the greater Bay Area, and the nation are likely caused by numerous factors, such as historical planning decisions that disrupted or harmed certain communities (i.e., the development of freeways through predominantly minority communities) and redlining, which resulted in disproportionate mortgage lending practices across the nation. In each of the communities, higher scores for both environmental pollution and negative population characteristics are found near areas with current and historical heavy industrial uses, freeway proximity, and other sources of pollution. As a result, some historical communities were more afflicted with pollution burden than others, a pattern that persists today in many lower-income communities. Thus, these communities, who may already struggle with housing costs, are more at risk of health issues too.

Disability Services

According to the California Department of Social Services (CDSS), Alameda has six license elderly assisted living facilities and five adult residential facilities. Senior housing options include Elders Inn on Webster (60 units), Golden Age Bayside (6 units), Golden Age of Sweet Road (8 units), Harvard Bay Assisted Living (6 units), Oakmont of Mariner Point (80 units), and Waters Edge Lodge (120 units). Adult Residential Facilities include An Alameda Home (4 beds), Alameda House (6 beds), Anya’s Home (6 beds), Chelle’s Home (4 beds), and Jade’s Home (4 beds). Additionally, there are two licensed adult residential care facilities (3 units each) for adults with intellectual and development disabilities who also have medical, behavioral, or age-related support needs. However, as stated previously, stakeholders report that these facilities are insufficient to meet the demand for persons with disabilities.

In an effort to facilitate accessible housing for persons with disabilities, the City requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards. Additionally, in 2017, the City adopted Universal Design standards for all new housing developments. Further, the City ensures that older housing that may not meet the same accessibility requirements can be adapted as needed through its reasonable accommodation process, discussed in the “Governmental Constraints” section of this Housing Element, and by promoting the availability of rehabilitation programs for eligible lower-income households (Program 17). However, as discussed previously, historical enforcement of Measure A combined with the cost of developing an accessible unit has resulted in a shortage of accessible housing options. In an effort to alleviate the constraints on the construction of this housing type, in 2012 the City adopted the Multi-family Residential Combining Zone, an overlay zone that supersedes Measure A and allows 30 dwelling units per acre. To further increase the supply of housing for seniors and persons with disabilities, the City has included Programs 2, 3, and 4, and program 10 to incentivize the construction of these units and Programs 12 and 13 to enforce compliance with reasonable accommodation requests by contracting a fair housing provider.

Disproportionate Housing Need and Displacement

Overcrowding

The U.S. Census Bureau defines an overcrowded household as a unit that is occupied by more than one person per room. A small percentage of overcrowded units is not uncommon and often includes families with children who share rooms or multi-generational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units.

As discussed in the “Housing Needs Assessment” chapter of this Housing Element, nearly 5 percent of all Alameda households are overcrowded. Overcrowded households may be a result of multiple factors, such as a lack of affordable housing stock or low vacancy rates. There is only one census tract in Alameda that has a higher rate of overcrowded residents (14.6 percent) than the State average (8.2 percent). This tract contains Woodstock Park and is bounded by Main Street, CA 61-N, Ralph M. Appezato Memorial Parkway, and Marshall Way. This neighborhood includes three multifamily apartment complexes, a large portion of the supply in the city, and has a poverty rate of 12.7 percent, which may indicate that lower-income households are occupying these units, which are typically smaller than a single-family home, resulting in the higher rate of overcrowding.

In contrast to the relatively low rate of overcrowding in Alameda, East Oakland households experience higher rates of overcrowding and severe overcrowding, and West Oakland and Berkeley households experience lower rates of overcrowding and even lower rates of severe overcrowding. Like Alameda, higher rates of overcrowding typically corresponds with neighborhoods, blocks, or tracts with higher rates of poverty. In the ABAG region, overcrowding primarily occurs in dense, urban communities adjacent to the bay, and suburban communities have lower rates of overcrowding.

Overcrowded and severely overcrowded households may not be an issue for most Alameda residents, but the negative experiences associated with living in an overcrowded household may have a strong negative impact on those living in such arrangements. In order to address the concentration of overcrowding in the

Woodstock neighborhood, the City has identified Programs 1 and 3 to encourage construction of units in this area to reduce displacement through an expanded housing supply.

Substandard Housing

Housing condition presents another issue in Alameda that may increase displacement risk for residents. Approximately 87.7 percent of housing units in the city are older than 30 years. At this age, many units are in need of at least minor repairs, as discussed in the Housing Needs Assessment, but given the high median income and home values throughout Alameda, the City estimates that the rehabilitation need is less than a quarter of units.

Stakeholders did not identify housing condition as a concern in Alameda, citing housing supply rather than its condition. While rehabilitation need has not been identified in any concentrated areas in the city, rehabilitation assistance is more often needed in lower-income neighborhoods or where housing units are older. As most of the housing in Alameda is older than 30 years, if there is a concentrated need for rehabilitation assistance, rehabilitation need is more likely to be based off of income levels. Based on these assumptions, rehabilitation need may be greatest in west Alameda, including the Woodstock neighborhood. To support residents in instances where housing condition results in displacement risk due to safety concerns, the City will continue to provide funding for eligible households to improve their homes, complete tenant repairs, or modify units for seniors and persons with disabilities (Program 17). If a targeted area for rehabilitation is identified through code enforcement or other means, the City will promote the availability of rehabilitation programs through informational flyers, brochures, or mailers, advertised annually to residents of targeted areas.

In Alameda County and surrounding jurisdictions, the age of the housing stock is similar to the City of Alameda. For example, approximately 81 percent of the housing stock in Alameda County, 91 percent of the stock in Berkeley, and 86 percent of the stock in Oakland are all 30 years or older. Early development in the highly urbanized areas of the Bay Area support an older housing stock. In some areas of the region, however, there are higher rates of poverty or lower rates of homeownership, both of which may result in a greater need for rehabilitation of the housing stock. According to the 2019 Alameda County Analysis of Impediments, on average, residents of the City of Alameda were neutral when asked whether they perceived housing in their neighborhood as in poor condition or in need of repair. In contrast, residents of Hayward, Oakland, San Leandro, and Union City more strongly agreed with that statement. Residents of Berkeley, Livermore, and Pleasanton reported similar perception or disagreed with the statement. These patterns of perception of rehabilitation need reflect areas with higher median incomes in Alameda County, indicating that Alameda follows a similar trend as comparable communities.

Homelessness

In 2019, approximately 231 homeless persons were counted during a Point in Time (PIT) count in Alameda, approximately 2.9 percent of the total 8,022 homeless individuals counted in Alameda County. EveryOne Home, an Alameda County homeless service provider, conducts the PIT count to gain an understanding of the homeless population across the county. As part of this count, EveryOne Home also conducted a survey

of 1,681 unsheltered and sheltered homeless individuals in the county and found the following statistics at the county level¹⁶:

- 63 percent of homeless people have been homeless for more than one year.
- The topmost cited reason for becoming homeless is loss of a job, followed by mental health issues, then substance abuse issues.
- 78 percent of homeless residents resided in a home in the county before becoming homeless; 57 percent of homeless residents have been in Alameda County for more than 10 years.
- 95 percent of families are sheltered, and 84 percent of single adults are unsheltered.

Reports gathered at community engagement meetings held by EveryOne Home suggest that the County's PIT may have undercounted by up to 40 percent due to a variety of factors such as the challenge of identifying unhoused individuals that live in vehicles or within nonresidential buildings/structures or those that are temporarily staying in a person's home. Persons experiencing homelessness or those at risk of becoming homeless are typically extremely low income and are often displaced from housing due to inability to pay or other issues.

As stated in the Housing Needs Assessment, in 2021, the City adopted "The Road Home: A 5-Year Plan to Prevent and Respond to Homelessness in Alameda." This report found a 13 percent increase in the number of people living on the streets in the city between 2017 and 2019. Additionally, the report found that Black or African American individuals make up 41 percent of the homeless population but only 7 percent of the general population, indicating that a disproportionate number of Black or African American people in Alameda are homeless. The plan includes various goals, strategies, action steps, and metrics to address homelessness in Alameda. The Implementation Plan provides more detail and specificity for the strategies, including prioritization of the action steps. The following are the three goals in the Plan. More information on the plan can be found on the City's website.¹⁷

- Goal 1. Secure a Housing Future for All Alamedans.
- Goal 2. Increase Access to Homeless Emergency Response Services.
- Goal 3. Mobilize the Citywide Response to Homelessness.

The City will continue to implement the strategies identified in the *5-Year Plan* to address homelessness in Alameda (Program 11 and 22).

Cost Burden

A household is considered cost burdened when it spends more than 30 percent but less than 50 percent of its income on housing costs. A severely cost burdened household is one whose housing costs exceed

¹⁶ Alameda, County of. 2020, January. "County of Alameda Regional Analysis of Impediments to Fair Housing Choice." Acgov.org. (pp. V-104 and V-105). https://www.acgov.org/cda/hcd/documents/FinalAI_Combined_1-10-19.pdf.

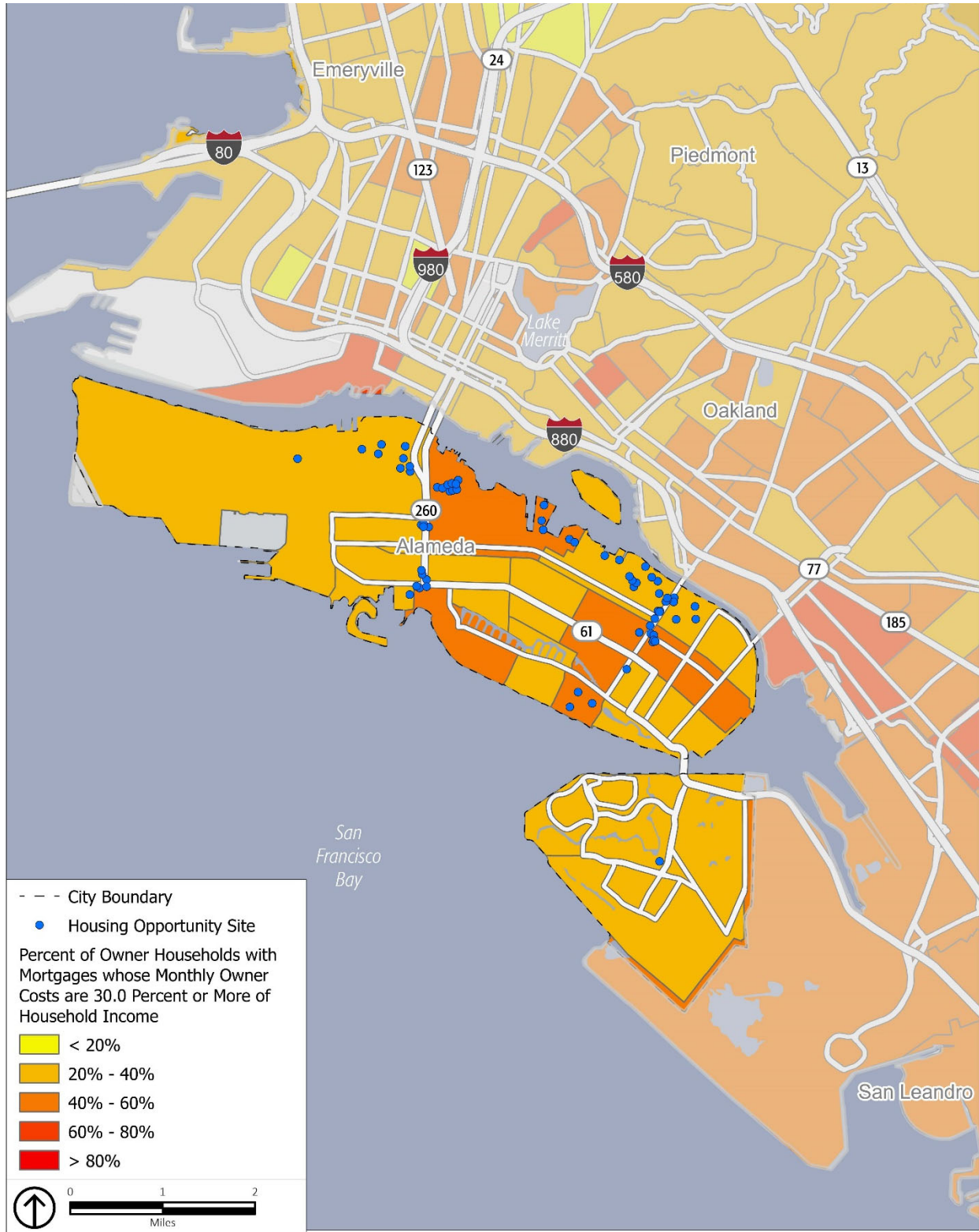
¹⁷ Alameda, City of. 2021, October. "The Road Home: A Five-Year Strategic Plan to Prevent and Respond to Homelessness in Alameda." Alamedaca.gov. <https://www.alamedaca.gov/files/assets/public/departments/alameda/econ-dev-amp-comm-services/the-road-home-plan-adopted.pdf>.

50 percent of its income. In Alameda, approximately 22 percent of renters and 18 percent of owners are cost burdened, and 19 percent of renters and 10 percent of owners are severely cost burdened according to the 2015-2019 ACS. White and Asian Alameda residents report the lowest rate of cost burden among all racial groups, at 18 and 17 percent, respectively. In comparison, "Other Race" or "Multiple Races, Non-Hispanic" residents experience the highest rate of cost burden at 39 percent, and Asian and Pacific Islander and Hispanic or Latinx residents experience the highest rate of severe cost burden at 16 percent each. The contrast between Asian and Pacific Islander Alameda residents having the lowest percentage of cost burden but one of the highest rates of severe cost burden may be a result of possible income disparities among Asian and Pacific Islander Alameda residents. Generally, minority households in the city experience higher rates of cost burden than White and Asian households, and renters experience higher rates overall than owners.

Overpayment for housing is a chronic problem across the city and the region. As shown in Figures D-7 and D-8, renters and owners throughout the Bay Area are burdened by high housing costs, with the greatest burden among renters in dense, urban areas. In line with this trend, renters in Alameda experience much higher rates of overpayment and owner overpayment is primarily concentrated, though not exclusively, in the Marina Village, Robert Crown Memorial State Beach, South Shore Center, and Lincoln Park-Harrison Center areas.

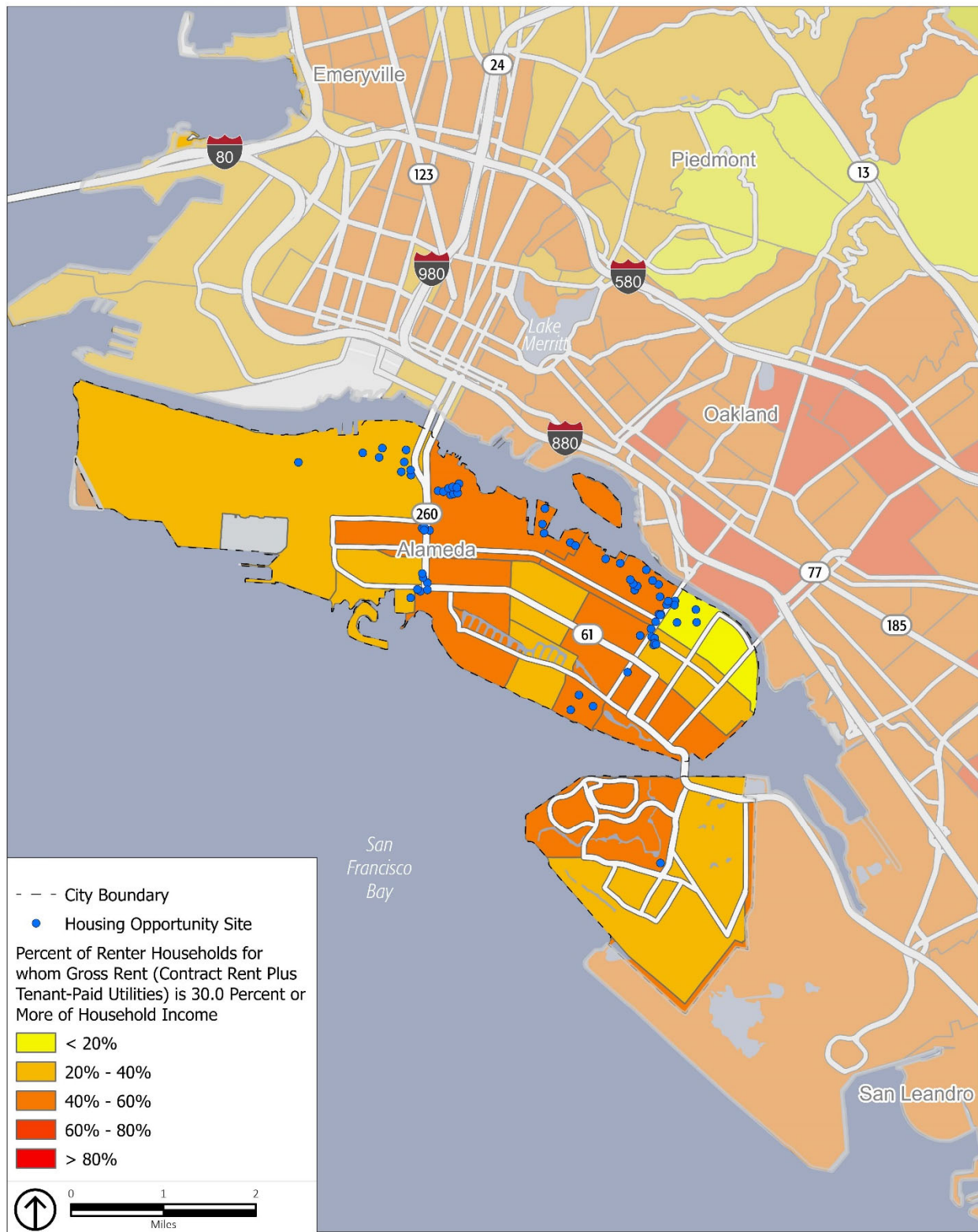
In order to alleviate some of the pressures of rising housing costs, the City has identified several programs to incentivize and facilitate the development and preservation of additional housing units, encourage a variety of housing types to meet a range of income needs, and provide assistance to lower-income households to find and secure housing (see Table D-1).

FIGURE D-7 RATE OF HOMEOWNERS OVERPAYING FOR HOUSING



Source: 2015-2019 ACS

FIGURE D-8 RATE OF RENTERS OVERPAYING FOR HOUSING



Source: 2015-2019 ACS

Displacement Risk

The annual rate of increase in average home value or rental prices compared with annual changes in the average income in the city may also indicate an increased risk of displacement due to housing costs outpacing wage increase, a trend that exists throughout the region, state, and nation. According to the Zillow Home Value Index (ZHVI), Alameda home values have more than doubled between 2010 and 2020. Bay Area and Alameda County home values have followed suit, though to a slightly lesser extent. During this period, the average annual change for home values in the City of Alameda was approximately 8 percent per year until 2020. Peak periods of percentage change include 2011-2012, 2012-2013, and 2014-2015 at respectively, 20 percent, 24 percent, and 14 percent. While housing costs have increased rapidly, wages have not kept pace. The average income in Alameda has increased approximately 4 percent annually, from \$74,221 in 2010 to \$104,756 in 2019 according to the ACS. The difference in these trends indicates growing unaffordability of home ownership in Alameda. To address affordability challenges, Alameda will support home ownership opportunities for residents in Alameda through first-time homebuyer assistance and developing a program to assist lower-income residents with locating affordable housing opportunities (Programs 8 and 16).

The average annual increase for median contract rents in Alameda has also increased steadily, though not as substantially as median home value. Across a period of 10 years, from 2009 to 2019, median rent increased from \$1,170 to \$1,756, resulting in a 167-percent increase with an average 4-percent annual increase each year, approximately matching the average annual wage increase. The City of Alameda and the Bay Area's percentage annual change both stayed at approximately 4 percent, while Alameda County averaged a 5-percent annual increase. The Bay Area's median rent increased from \$1,196 to \$1,849 for this period, while Alameda County's median rent increased from \$1,083 to \$1,692 in this period. This indicates that rents and median household income have grown at a proportional rate across the city and region.

Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, or when the household is overcrowded. Each of these presents barriers to stable housing for the occupants. In Alameda, overpayment has been pervasive and is not necessarily linked to areas with a lower median income. However, as discussed in the Patterns of Integration and Segregation analysis, many populations that were historically present in Alameda have left in recent decades, particularly Black Alamedans, likely due to rapidly increasing housing costs. The City has included several programs to increase the supply of affordable housing by providing assistance with acquisition, rehabilitation, and construction; providing technical assistance, streamlining, and other incentives; and working with affordable housing providers to preserve units (see Table D-1).

Enforcement and Outreach Capacity

Fair Housing laws, at the federal, state, and local level, identify characteristics protected from housing discrimination, called "protected classes." These protected classes in California include race, color, national origin, religion, sex, familial status, disability, and more. Alameda enforces and complies with fair housing laws and regulation through a multilateral process: regular review of City policies and programs for impediments to fair housing choice and compliance with State and federal law and by referring fair housing complaints to appropriate agencies. Alameda residents are served by multiple fair housing service providers, including Eden Council for Hope and Opportunity (ECHO) Housing and Centro Legal de la Raza at the local level. ECHO provides housing counseling services, tenant/landlord services, conducts fair housing investigations, and operates periodic fair housing audits throughout Alameda County, Contra

Costa County, and Monterey County, including unincorporated areas. Additionally, ECHO provides counseling and assistance for first-time homebuyers and lower-income households seeking housing. Centro Legal De La Raza provides similar fair housing services (i.e., immigrants' rights, tenant rights, workers' rights, litigation, and a youth law academy). Centro Legal De La Raza receives issues from tenants with problems with landlords entering with legal entry, and other housing-related issues.

In addition, the City demonstrates compliance or intention to comply with fair housing laws through the following:

- The City demonstrates compliance with Density Bonus Law (Gov. Code, Section 65915) through its density bonus ordinance, which currently allows for an increase of 35 percent over the maximum allowable residential density. Assembly Bills 2753, 2372, 1763, 1227, and 2345 were passed in 2018, 2019, and 2020 and revised density bonus law to provide additional benefits for qualifying projects. The City has included Program 21 to update the density bonus ordinance to be consistent with recent State law.
- The City intends to comply with No-Net-Loss (Gov. Code, Section 65863) through identifying a surplus of sites available to meet the County's RHNA allocation. In total, the City's surplus unit capacity is 1,234, composed of 522 lower-income units, 59 moderate-income units, and 653 above moderate-income units.
- The City complies with the Housing Accountability Act (Gov. Code, Section 65589.5) by allowing emergency shelters by right in the Intermediate Industrial (Manufacturing) District (M-1) and the General Industrial (Manufacturing) District (M-2).
- The City will comply with SB 35 (Gov. Code Section 65913.4) by maintaining a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by 2022 (Program 22).
- The City complies with SB 330 (Gov. Code Section 65589.5), relying on regulations set forth in the law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report, or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.

In addition to compliance with these laws, a fair housing provider remarked during the consultation process that Alameda's rent petition program is a useful tool to empower tenants to advocate for themselves. The petition program is a two-way tool that can be used by both the tenant and landlord. Tenants may submit a petition to lower their rent if there has been a reduction in housing services, living space, or amenities (e.g., disservice elevators, laundry rooms, garages, etc.), as well as unmet maintenance code requests. Landlords may submit a petition to increase rent beyond the cap allowed by the City's rental protection law if they are able to prove that the increase is necessary to provide a fair rate of return. Both requests are taken to court, where housing officials may approve or deny a petition. The results of these proceedings are legally binding. Though a relatively new program, 40 petitions have filed for rent adjustment since its inception during the 2020-2021 fiscal year. Of these petitions, 5 resulted in downward rent adjustment, 4 were denied, 3 withdrawn, and 23 petitions were deemed incomplete

pending action by petition party. At the time of this writing, the remaining 5 were still active petitions awaiting scheduling for a hearing.

Housing Discrimination Cases

The City of Alameda and the surrounding region is home to multiple private fair housing organizations, including Fair Housing Advocates of Northern California (formerly Fair Housing of Marin), ECHO Fair Housing, and Bay Area Legal Aid. ECHO performs site investigations in response to housing discrimination complaints. It receives funding from local cities and counties, HUD, and private donors. ECHO currently suffers from a severe lack of resources; it has just one fair housing counselor for the entire County. Similarly, Bay Area Legal Aid does not have the funding to provide services for people facing housing discrimination, which further burdens groups like ECHO that are providing such services.

In their *2020 Annual Report*, the California Department of Fair Employment and Housing (DFEH) reported that they received 42 housing complaints from residents of Alameda County, nearly 5 percent of the total number of cases in the state that year (880). As part of the Fair Housing Assistance Program (FHAP), some DFEH housing cases are dual-filed with HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO). HUD FHEO reported that 27 cases were filed against housing providers in the City of Alameda between January 1, 2013, and March 24, 2021. Of these 27 cases, 17 resulted in a no-cause determination, 6 were closed through successful conciliation or settlement, and 3 were closed either because the complainant withdrew the case or was unable or unwilling to work with HUD. Of these cases, HUD identified that 7 were filed against public entities such as the city or a public housing authority. These resulted in 2 no cause determinations and 5 successful settlements. In total, 18 cases alleged discrimination based on disability, 3 alleged discrimination based on national origin, 3 alleged discrimination based on familial status, 2 alleged discrimination based on sex, 2 alleged discrimination based on religion, 2 alleged discrimination based on retaliation, and 1 alleged discrimination based on race. Of the 27 cases, 6 alleged discrimination on more than one protected class, resulting in more alleged bases than total number of individual cases. In addition to these cases, 30 inquiries about discrimination were sent to HUD to determine whether a case would be valid. Of these inquiries, 18 were not closed as the claimant failed to respond to HUD follow up, 10 resulted in determinations of no valid basis or issue, 1 was determined to meet a disposition other than housing discrimination, and 1 was not filed within the allowable time frame. Nine of these inquiries were regarding a public entity.

As a result of a lack of specific origin data for the cases filed at each fair housing organization or agency, the City was unable to conduct a spatial analysis of fair housing cases to identify any patterns or concentrations of fair housing issues in the city. However, at an average of approximately 3 housing discrimination cases per year with 67 percent alleging disability discrimination, there are notable fair housing issues in Alameda. Additionally, 26 percent of cases were made against public entities, with most of these requiring conciliation or settlement. This indicates a need for greater fair-housing education and enforcement in the City of Alameda. Therefore, the City will contract with a fair-housing provider to provide education and enforcement on fair housing laws for landlords and property managers, including public housing providers, and to provide greater support to tenants in need (Program 13). Additionally, the City will contract the fair housing to provide regular audits of housing providers, such as testing for discriminatory behavior against applications. These trainings and audits will be conducted annually for 4 years, at which time the City will meet with local fair housing providers to assess whether there has been a decrease in discrimination cases to determine effectiveness of these actions and identify new strategies, if needed (Program 13).

Other Relevant Factors

Historic Segregation Patterns

Alameda has a disproportionately low percentage of non-Asian people of color compared to the county. This may have been the result of national redlining policies in the 1930s, which – though legal at the time – restricted home ownership opportunities for non-White residents and covertly discriminated against people of color. The following history provides some context and acknowledgement of discrimination in the past to recognize that Alameda must continue to affirmatively advance equity in housing opportunities to all persons, so that all are offered the opportunity to live in and benefit from the high level of resources and quality of life available in the City of Alameda regardless of socioeconomic status or racial or ethnic identity. The basis for this analysis is the research of a Black Alamedan, Rasheed Shabazz, conducted for his thesis at the University of California, Berkeley: *ALAMEDA IS OUR HOME: African American and the Struggle for Housing in Alameda, California, 1860 – Present*. Rasheed shared his research and publications with the City of Alameda to aid efforts to affirmatively further fair housing.

Redlining and Racially Restrictive Covenants

In the 1920s, the Fernside subdivision in Alameda went on sale and capitalized on the desire of White Alamedan residents to have an exclusive, suburban neighborhood of single-family homes. The development enforced racially restrictive covenants, perpetuating patterns of segregation in Alameda. In Alameda, the covenants were enforced by the Fernside Homeowners' Association (Fernside HOA), which only permitted Caucasian residents to purchase homes in the neighborhood.¹⁸ The "Fernside Pact" restricted people of color from living in the neighborhood unless working in a position subservient to a Caucasian resident. This covenant lasted for over 45 years and was eventually eliminated in 1968 due to the Supreme Court case *Shelley v. Kraemer* and Fair Housing Act. However, the long-lasting effects of the racially restrictive covenants in Alameda meant that non-White residents faced barriers to building generational wealth through homeownership.

In addition to practices such as this, between 1935 and 1940, the federal government's Home Owners' Loan Corporation (HOLC) used data and evaluation by local real estate professionals – lenders, developers, and real estate appraisers – in each city, to assign grades to residential neighborhoods that reflected their perceived "mortgage security" that was visualized on color-coded maps. Neighborhoods receiving the highest grade of "A"—colored green on the maps—were deemed minimal risks for banks and other mortgage lenders when they were determining who should receive loans and which areas in the city were safe investments. These neighborhoods correlated with predominantly White areas. Those receiving the lowest grade of "D," colored red, were considered "hazardous," and corresponded with neighborhoods that were predominantly Black, Hispanic, or other non-White racial and ethnic groups.¹⁹ In relation to Alameda, the maps identified the entire northern waterfront as "hazardous," resulting in a "D" rating mortgage security in this area. For reference, the redlined area shown in Figure D-9 is a neighborhood

¹⁸ James, L. Reginald. 2013, August 1st. (accessed 2021, December 8). Alameda is our Home. African Americans and the Struggled for Housing in Alameda, California, 1860-Present. Pp. 49-50.
https://escholarship.org/content/qt7pp2q0gh/qt7pp2q0gh_noSplash_4f819c0efba9f9b3368e11c444ae71cc.pdf?t=ooaq0u

¹⁹ Richmond, University of. (Accessed 2021, December 8). Mapping Inequality. Redlining in New Deal America. [Dsl.richmond.edu/panorama/redlining](https://dsl.richmond.edu/panorama/redlining). <https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58>

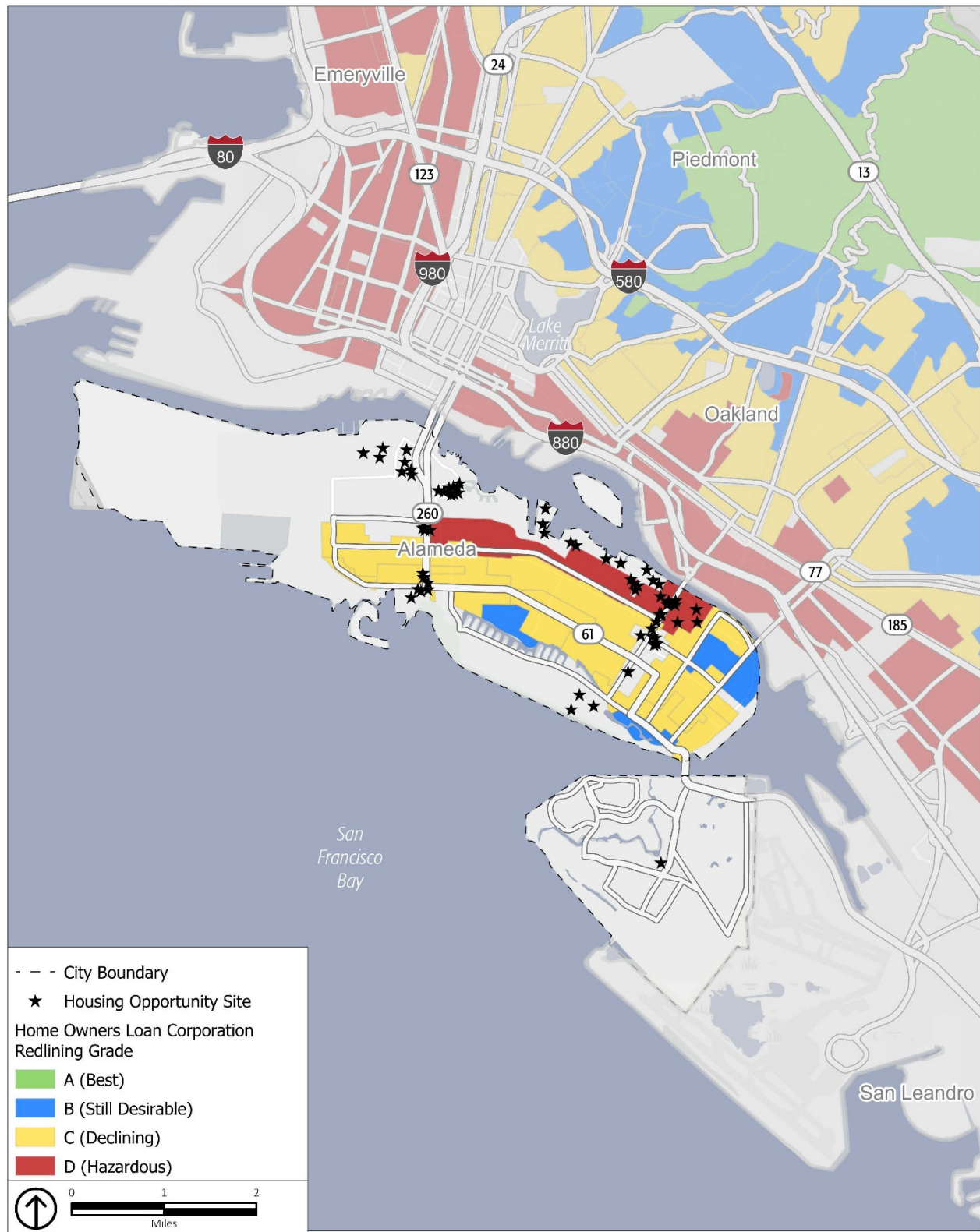
that, today, is close to transit, shopping, schools with predominantly single-family residential zoning except near business districts. However, during the 1930s when redlining occurred, the area was near the harbor and contained old housing stock. Redlining practices described this area as dominated by the “infiltration” of “lower classes.” This demonstrates the type of language and policy that perpetuated patterns of segregation throughout the nation. Redlined areas in Alameda were typically made up of an older, denser housing stock. Paired with redlining restrictions, there were few areas within Alameda that non-White residents could purchase a home during this time. While this practice existed throughout the nation, it shaped patterns that persisted for decades in Alameda.

Simultaneously with the redlining era, Alameda became known as a Navy town after the U.S. Government was deeded 100-acre Navy Base called Benton Field, later known as Naval Air Station Alameda, and another deed of 929 acres of tideland and submerged land in 1935.²⁰ During World War II, many Black residents came from the south to work on the Navy base. In 1940, there were just 249 Black people in the City of Alameda; however, by 1944, this population had grown to 6,914, according to the U.S. Census. This was an increase from 0.7 percent of the total population to 7.7 percent of the population. The total City population rapidly increased from 36,256 to 89,906 during this period. However, many of Black and African American residents were concentrated in the Navy housing projects owned by the federal government. While many residents would have liked to move out of the “projects,” policies, and institutions such as racially restrictive covenants, racialized zoning, and national redlining policies worked in tandem to restrict the housing options for Black residents and other People of Color. While the Black and African American population in Alameda has increased to 8.3 percent of the total population in 2019 according to the ACS, these historic policies may have resulted in the racial and ethnic patterns discussed in Section 5.1.24, Patterns of Integration and Segregation.

Racially restrictive covenants, paired with redlining, restricted where non-White populations were able to secure housing in Alameda until the mid-1900s.

²⁰ <https://alamedamuseum.org/news-and-resources/history/>

FIGURE D-9 HISTORICALLY REDLINED NEIGHBORHOOD MAP OF ALAMEDA



Source: HOLC, 2020

Measure A

In 1973, Alameda voters enacted Measure A to amend the City Charter to prohibit the construction of multifamily housing in the city and limit density citywide to one housing unit per 2,000 square feet of land. The only exception to this was that the Alameda Housing Authority replace existing low-cost housing units and a senior center at the time. The implementation of this law perpetuated inequalities that had formed during the redlining era by preventing the construction of new multifamily housing that is more often affordable to lower-income households than single-family development. According to Shabazz, prior to World War II, the majority of African Americans in Alameda were homeowners; however, as public housing became more prevalent following World War II, policies in Alameda, such as Measure A and racially restrictive covenants posed by HOAs and some housing providers, limited both the construction of new multifamily units and the availability of housing for the non-White population. The combination of these practices resulted in a shift from predominantly homeownership to renting for Black and African Americans. While the number of Black and African American homeowners has continued to rise in recent decades, it has been outpaced by the rate of increase among Black and African American renters in Alameda. Between 1970 and 1990, the number of Black homeowners increased from 54 to 173 residents, a 220-percent increase; however, during this same period, the number of Black renters increased from 304 to 1,252 residents, a 400-percent increase. In 1970, approximately 17.5 percent of Black residents in Alameda were homeowners; however, by 1990, this had dropped to 12.1 percent of Black residents. This indicated that while the total population had increased, they were disproportionately renters. For reference, approximately 90.3 percent (or 64,093) of Alameda residents were White in 1970. Of the White residents, approximately 61.4 percent were renters and 38.5 percent were homeowners in Alameda. The percent of White Alameda homeowners increased to 48.2 in 1990.

Black and African American tenure in Alameda has historically been predominantly linked to rental housing. Measure A directly limited the amount of multifamily housing in the city, therefore limiting a vital supply of housing for renters. An analysis of the demographic changes in Alameda after Measure A demonstrates what scholar Rolf Pendall called the “chain of exclusion.” Exclusionary zoning reduces housing stock by excluding multifamily housing, and thus raising the proportion of single-family detached dwellings. This all reduces affordability and indirectly excludes low-income families, including people of color.

Throughout Alameda’s history, Measure A has been the subject of multiple lawsuits related to discriminatory housing policy. In 1964 and 1965, the Gersten Company built the Buena Vista Park Apartments in Alameda with a subsidized federal loan, which required the Gersten Company to maintain units at below market rates for 20 years or until the company could pay off the loan. In 1987, Gersten paid off the loans and announced plans to double the rental price. At the time, Buena Vista Park Apartments was predominantly occupied by African American residents. The tenants protested and appealed to the City, to which the City responded with providing Section 8 vouchers to all but 325 families, who did not qualify for vouchers. Following this, the tenants, with assistance from housing advocates, sued the City on the basis that their housing policy was discriminatory. The suit targeted Measure A due of its direct impact on the stock of affordable housing. The settlement to this case included requiring the City to replace the 325 units, but did not overturn Measure A.²¹

²¹ Shabazz, Rasheed. 2018, May 23. “Wall Street Comes to Alameda.” EastBayExpress.com. <https://eastbayexpress.com/wall-street-comes-to-alameda-2-1/>

In 2011, housing advocacy groups, such as Renewed Hope, felt that Measure A placed a barrier on affordable housing development and pursued legal action against the City for the lack of a Housing Element.²² Changes in State law during that time and the precedence of potential lawsuits against the City of Pleasanton applied pressure to the City to certify a Housing Element.²³ As part of the certification process for a Housing Element, the City identified sites across Alameda to meet their RHNA. Often, multifamily housing is associated with lower-income households, but its development at the time was prohibited by Measure A. As a result, the City adopted the Multifamily Residential Combining Zone as an overlay district intended for lands in Alameda that are well located for transit-oriented multifamily housing at a density of up to 30 dwelling units per acre, superseding Measure A and ensuring compliance with State requirements. In 2021, the City Council voted to put repealing Measure A on the ballot in an effort to remove this language from the City's charter. While voters voted to retain Measure A, the City is proceeding with increasing the allowed density in large areas of the city to a point where only multifamily will be permitted, thus making Measure A unenforceable and ensuring both affordable and market-rate affordable housing can be built in the city moving forward. While Measure A has shaped the history of housing development in Alameda, these recent steps aim to combat those patterns and affirmatively further fair housing by facilitating a variety of housing types.

Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. Figures D-1 through D-8 show the distribution of projected units by income category of the following indicators compared to citywide patterns to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, predominant population, disability rates, educational score, environmental health, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category, total RHNA capacity, and city acreage by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Potential Effect on Patterns of Integration and Segregation

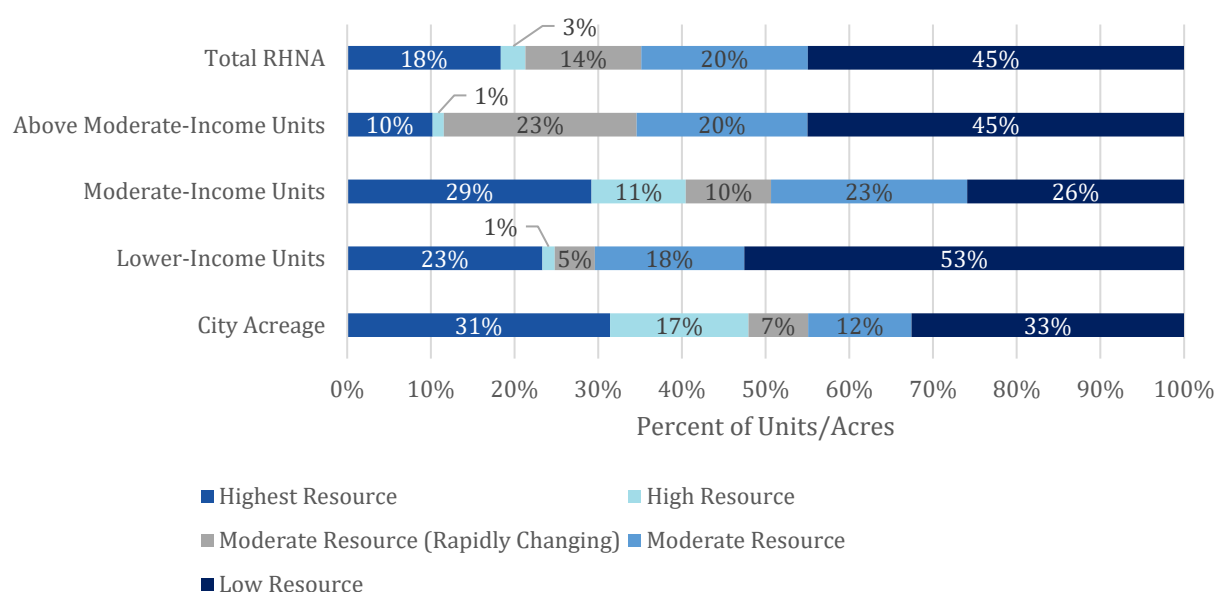
Figure D-10 presents the breakdown of unit capacity in Alameda by resource area designation and income category. Approximately 65 percent of the total unit capacity identified to meet the RHNA is in low- and moderate-resource areas, while these areas account for approximately 48 percent of the land area in Alameda. As seen in Figure D-1, the high and highest resource areas in Alameda are in the southeast portion of the city and Bay Farm Island. These areas have fewer opportunities for development and redevelopment, as most of this portion of the city is already built-out. The opportunity site at Alameda Point accounts for 1,489 units, including 405 lower-income units, 115 moderate-income units, and 962 above moderate-income units. While located in a low resource area, and counting for a significant portion of the 45 percent of the total RHNA capacity in this designation, Alameda Point facilitates mixed-income development, revitalization of the now-unused naval base, and includes construction of commercial

²² Advocates, Public. 2022, January 5 (accessed). "Alameda Ends 39-Year Ban on Apartment Buildings." Public Housing Advocates.org. <https://www.publicadvocates.org/our-work/housing-justice/affordable-housing/alameda-housing-element-compliance/>

²³ Renewed Hope Housing. 2017, July 17. 2021, December 21 (accessed). "Housing Element Victory." Renewedhopehousing.org. <http://renewedhopehousing.org/category/history/>

centers, open space and outdoor pedestrian spaces, and other amenities that will help to revitalize this area of the city, aiming to improve its resource designation. Given the development plan for Alameda Point, described in Table E-3, this project will not concentrate units far from resources, services, and amenities. Opportunity sites have been identified primarily in commercial areas or in specific plan developments with close proximity to existing and proposed services, transit, and other opportunities to revitalize underutilized areas without risking displacement of existing residents. Further, each site identified to meet the City's RHNA has the capacity to accommodate units at all three income levels – lower, moderate, and above moderate, ensuring that, regardless of where a site is located in the city, it will help to facilitate mixed-income neighborhoods and encourage future integration in areas that are currently designated as low and moderate resource.

FIGURE D-10 UNITS AND CITY ACREAGE BY TCAC RESOURCE AREAS

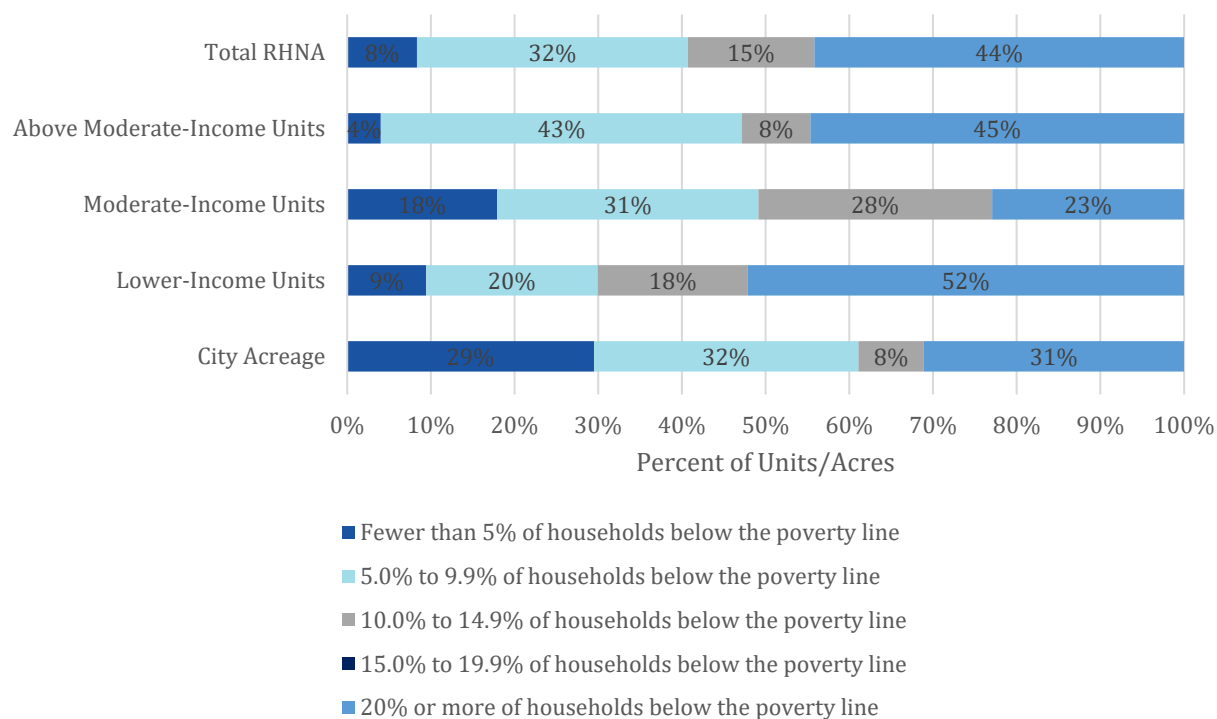


Source: TCAC/HCD, 2021; City of Alameda, 2022

Income

Figure D-2 identifies that the median income in most of the City of Alameda is relatively high compared to surrounding jurisdictions. While there are neighborhoods, such as the Woodstock and Alameda Marina areas, where poverty rates increase, most of Alameda is prohibitively expensive for lower-income households, as discussed previously in this assessment. The areas with the lowest median incomes and highest rates of poverty are typically underdeveloped or have concentrations of older multifamily housing, constructed prior to the adoption of Measure A in 1973. The constraint on development of high-density housing, until recently, resulted in concentrations of lower-income households. The City has since amended the City Charter to allow 30 dwelling units per acre in many areas. Paired with the sites inventory, which promotes mixed-income development in each targeted neighborhood, future construction aims to reduce existing income patterns and facilitate housing mobility for all households, regardless of income. Due to the need for lower-income units, however, particularly in the Woodstock and Alameda Marina areas, the City has identified several sites in areas of concentrated need to reduce risk of displacement and revitalize lower-income areas.

As presented in Figure D-11, approximately 52 percent of the lower-income unit capacity identified in the sites inventory is in an area of Alameda in which 20 percent of more households are currently below the poverty line. These sites are at Alameda Point and in the Alameda Landing Shopping Center and Webster District, all of which are located near or in areas with an existing need for an increased supply of affordable housing for lower-income and overcrowded households to remain in their neighborhoods, and provide access to nearby resources, such as Ruby Bridges Elementary School, grocery stores and other shops at Alameda Landing, employment opportunities for a range of skill levels (i.e., fast-food restaurants to College of Alameda positions), and quick access to other areas of the Bay Area via the Webster Street Tube. In addition to these lower-income units, 23 percent of moderate-income units and 45 percent of above moderate-income units are projected in these neighborhoods to affirmatively further fair housing through mixed-income neighborhoods. As approximately 31 percent of the land area in the city has a poverty rate of 20 percent or more, it initially appears that lower-income units are concentrated in areas of existing poverty. However, the sites identified to meet the RHNA are largely along the northern portion of Alameda and in commercial areas. Additionally, as described previously, a large share of the units are projects at Alameda Point, within the Waterfront Town Center Specific Plan area, where residents will benefit from commercial development and improved open space access. With limited land left available for development or redevelopment, those sites with the appropriate allowed density to meet the lower-income RHNA are in areas with higher-density housing has historically been built. Construction of lower-income units in these areas will help to alleviate existing patterns of overpayment and overcrowding and encourage place-based revitalization in areas of concentrated poverty through redevelopment of underutilized parcels and providing new, safe housing. These units also ensure that lower-income households are not displaced when moderate- and above moderate-income units are constructed in the same area by increasing the affordable supply. Further, the City will encourage incorporation of lower-income units in areas with lower rates of poverty through the 36 percent of this income category in areas with poverty rates of less than 10 percent and additional means beyond the sites inventory, including ADUs. The City has included Program 5 to actively promote construction of ADUs in high resource and high median income areas and monitor affordability of new ADUs to lower- and moderate-income households.

FIGURE D-11 UNITS AND CITY ACREAGE BY POVERTY RATE

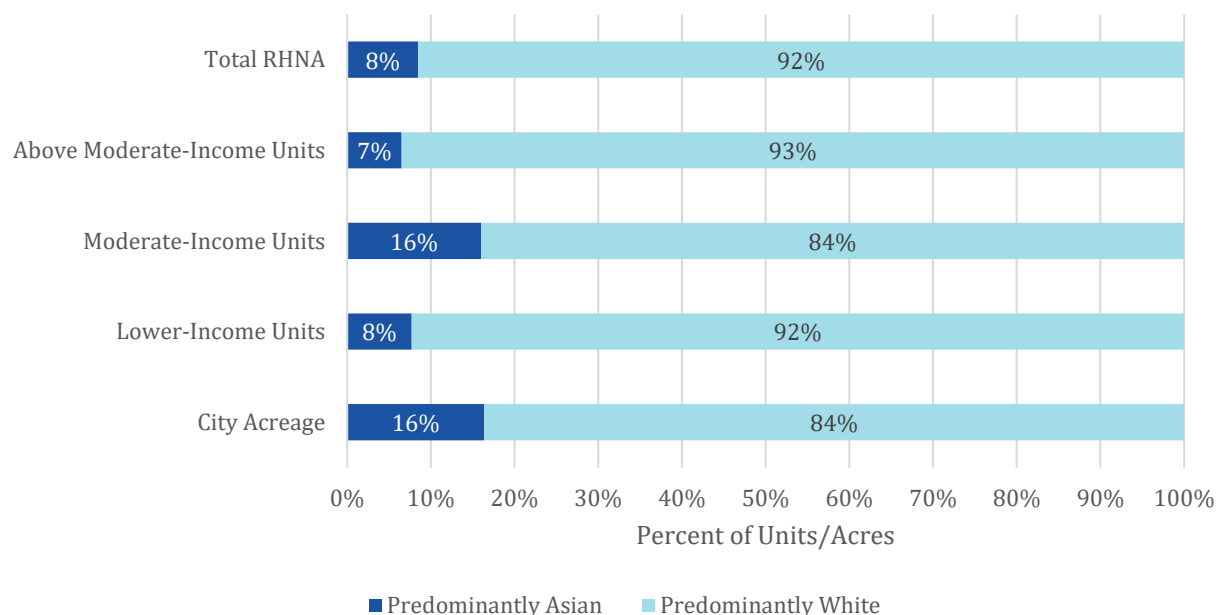
Source: 2015-2019 ACS; City of Alameda, 2022

Note: There are no areas in the City of Alameda in which 15.0 to 19.9 percent of households are below the poverty line.

The combination of these programs and facilitating the development of high-density housing, which has historically been excluded in Alameda, will help ameliorate patterns of segregation both locally and regionally. The development of these sites with lower-income housing units will make Alameda more accessible to households with a wider range of incomes, making the city itself less exclusive, while simultaneously increasing mobility opportunities within the East Bay region, where lower-income households have typically been concentrated in historically redlined areas.

Race and Ethnicity

As discussed previously in this assessment, Alameda is predominantly White in most areas, with a dominance of Asian residents on Bay Farm Island and in the Woodstock neighborhood. Bay Farm Island has the greatest concentration of affluence in Alameda and Woodstock Park has the second-highest rate of poverty at 12.7 percent of the population, indicating that racial and ethnic patterns are not necessarily representative of income patterns. As shown in Figure D-12, the distribution of units by predominant population does not differ significantly than the distribution of land in the city. As there is not substantial variation in demographic composition in Alameda that correlates with income patterns.

FIGURE D-12 UNITS AND CITY ACREAGE BY PREDOMINANT POPULATION

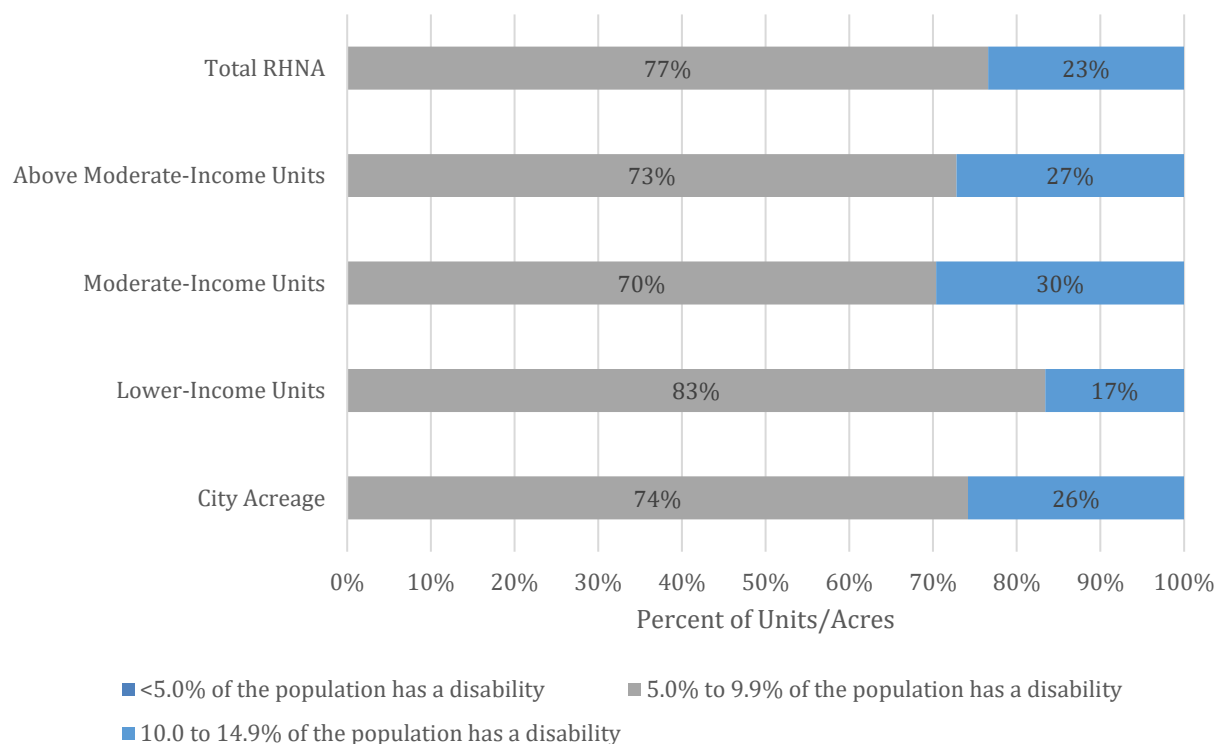
Source: 2015-2019 ACS; City of Alameda, 2022

Note: There are no areas in the City of Alameda in which the predominant population is some race or ethnicity other than White or Asian.

A mixture of exclusionary practices until very recently, paired with high costs of housing and limited housing types (i.e., predominantly single-family housing) historically forced lower-income and minority households to relocate out of Alameda and posed a barrier to access for diverse populations. Reversal of Measure A and additional lower- and moderate-income units in the city will improve access to housing for residents who would otherwise be priced out and excluded. As shown in Figure D-12, 92 percent of lower-income and 84 percent of moderate-income units are identified on sites in areas that are currently predominantly White. This offers an opportunity for lower- and moderate-income non-White households that were historically excluded from housing opportunities in Alameda, particularly Black households, to access the opportunity and resources Alameda residents have access to, disrupting a legacy of concentrated higher-income White households in Alameda.

Disability

Approximately 9 percent of Alameda's population lives with at least one disability, a rate that is relatively low compared to the region. As shown in Figure D-13, approximately 77 percent of the total RHNA capacity identified in the sites inventory is in areas in which 5.0 to 9.9 percent of residents have a disability, closely reflecting the distribution of land in Alameda by disability rate. As stakeholders identified, high housing costs and a shortage of permanently supportive housing has increased displacement risk for aging Alameda residents and presented a barrier to persons with disabilities in the city. Locating units affordable to lower- and moderate-income residents in and around the commercial centers will help to improve access for and accommodate the needs of persons living with disabilities, who benefit from close access to services and amenities as well as proximity to transit. Additionally, mixed housing types viable in the high-density and mixed-use zones can help accommodate the needs of residents living with disabilities by integrating services or amenities on-site.

FIGURE D-13 UNITS AND CITY ACREAGE BY DISABILITY RATE

Source: 2015-2019 ACS; City of Alameda, 2022

Note: There are no areas in the City of Alameda in which fewer than 5.0 percent or more than 14.9 percent of the population has a disability.

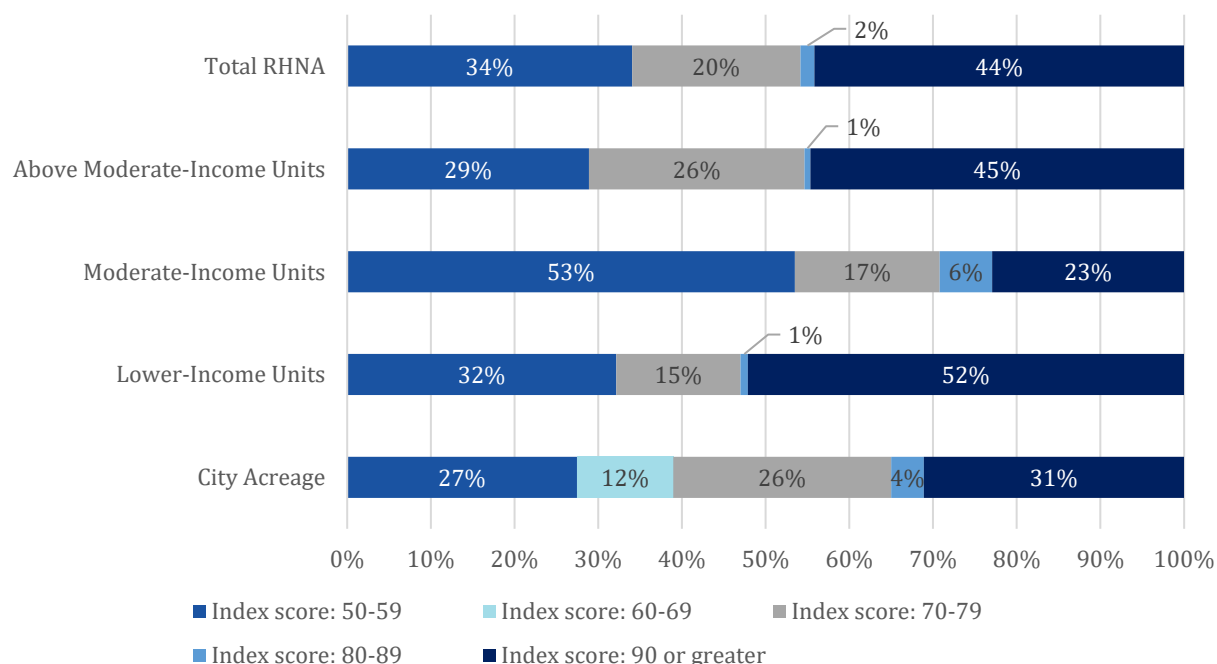
Potential Effect on Access to Opportunity

Job and Transit Proximity

Jobs Proximity Index scores in the city range from the 50th to 91st percentile. Approximately 42 percent of lower-income units are anticipated in areas with scores at or above the 90th percentile (Figure D-14), suggesting strong access to jobs for occupants of future affordable housing, thus improving access to opportunity. While a greater share of moderate- and above moderate-income households are projected in areas scoring in the 50th to 59th percentile, additional strategies included in this Housing Element will ensure improved mobility opportunities for all residents. Additionally, incorporation of units at all income levels in mixed-use zones, such as in the Alameda Landing, South Shore, Marina Village, and Harbor Bay shopping centers will aid in improving access to employment opportunity and will locate housing near highly trafficked areas that are currently serviced by AC Transit and the Alameda Loop Shuttle, providing close proximity to transit for occupants of these units. Many of the sites identified in the inventory are currently underutilized, which is typically indicative of limited job access as the area is not built out to its fullest potential for office or commercial uses for a greater supply of jobs, or residential uses for improved access to nearby job opportunities. When considering where to locate future housing for all income levels, and particularly lower-income units, north Alameda offers the most convenient access to jobs available within the city and transit to other parts of the Bay Area. Further, construction of these sites will help to improve the jobs-housing ratio with residential development in and near commercial and transit corridors

as well as mixed-use development, thus improving jobs proximity for current and future residents of Alameda.

FIGURE D-14 UNITS AND CITY ACREAGE BY JOBS PROXIMITY INDEX



Source: 2014-2017 HUD; City of Alameda, 2022

Note: There are no areas in the City of Alameda that scored a Jobs Proximity Index less than 50.

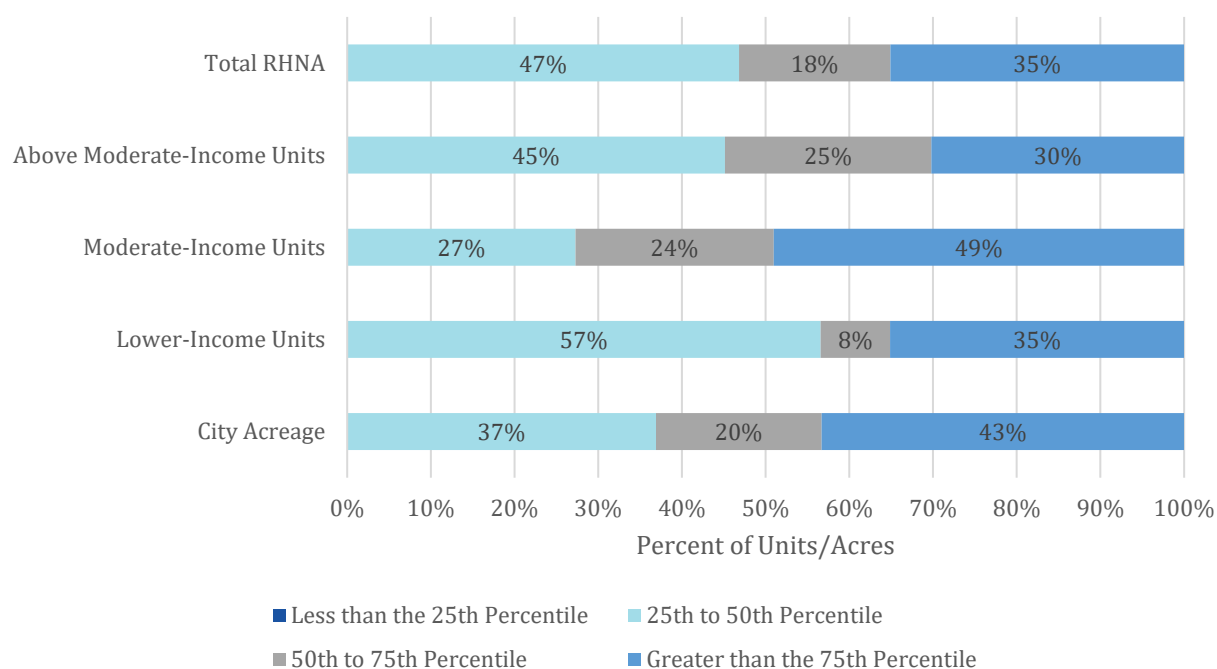
Educational Opportunity

Approximately 35 percent of the City's total capacity to meet the RHNA is on sites in areas that score above the 75th percentile in expected educational outcome, compared to 43 percent of the City's land falling into this category (Figure D-15). Approximately 35 percent of lower-income units and 49 percent of moderate-income units are located in areas with the highest educational outcome scores.. The distribution of opportunity sites will provide housing opportunities for new households, including lower-income households, near good schools, as well as provide mobility opportunities for existing residents that may currently have more limited access to schools to move closer to good schools. However, 57 percent of lower-income units are also in areas falling in the 25th to 50th percentile for expected educational outcome, a larger share of these units than moderate- and above moderate-income households. These are the units near the Woodstock neighborhood, in Alameda Point, Webster District, and Alameda Landing Shopping Center, where there are currently limited educational opportunities for youth. To ensure that development of these units does not concentrate lower-income households in an area of limited educational opportunity, the City has included the following Program 12 to work with the Alameda Unified School District (AUSD) to improve access to proficient schools for all students:

- Encourage AUSD to allow open enrollment, for students to choose to attend any school in the district rather than their local neighborhood school;

- Facilitate a meeting or other coordination between AUSD and AC Transit assess the need for improved transit routes or access for students;
- Meet with the Alameda County Social Services Agency by June 2024 to develop a program to assist AUSD in training classroom aides through programs such as CalWorks and placing them in lower performing schools, such as those in west Alameda, to improve educational opportunities for local students; and
- Support applications by AUSD or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.

FIGURE D-15 UNITS AND CITY ACREAGE BY TCAC EDUCATIONAL SCORE



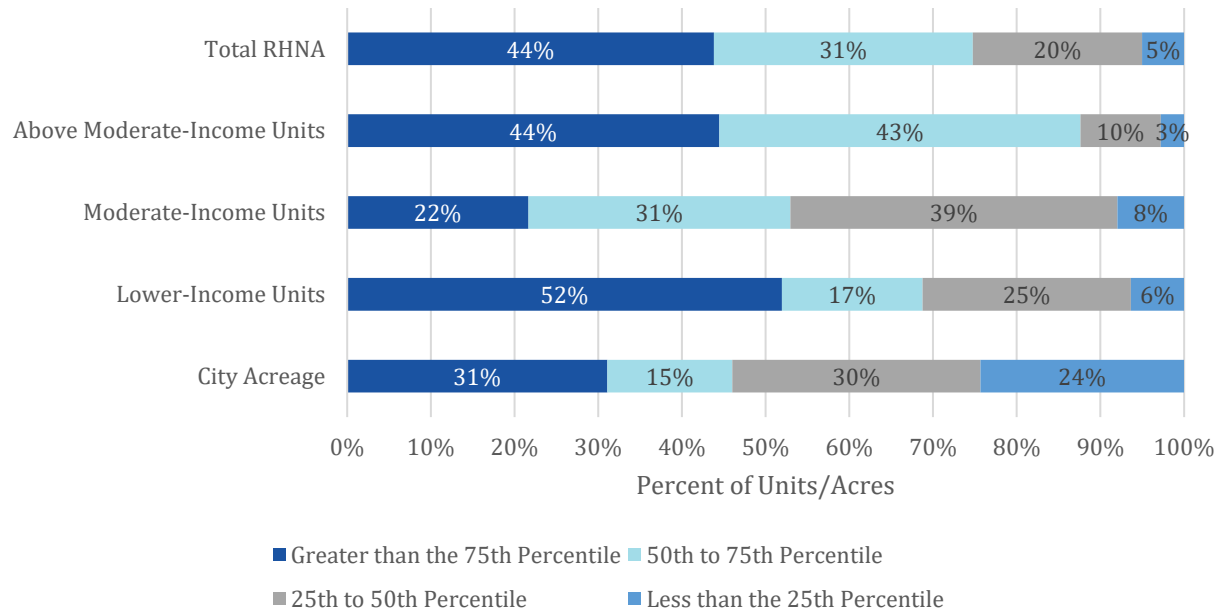
Source: 2014-2017 HUD; City of Alameda, 2022

Environmental Health

Alameda's history of naval operation and the marina on the north side of the city have resulted in relatively poor environmental conditions compared to southern and eastern portions of the City. However, these areas are also those that are most eligible for redevelopment as those industries no longer dominate the economic landscape of Alameda. As a result, approximately 71 percent of the sites inventory capacity is in neighborhoods scoring in the 50th percentile and above, with 44 percent of units in an area that qualifies as an EJ Community (Figure D-16). This area is the previous home of Naval Air Station Alameda, where industrial and military uses resulted in current poor environmental conditions, though the area is otherwise prime for redevelopment and is near transit and job opportunities. The Alameda Point project is located in this area, as shown in Figure D-6, and aims to redevelop much of the Naval Air Station, including improving environmental conditions through incorporation of outdoor spaces and bicycle and pedestrian facilities, and promoting environmental sustainability. Redevelopment and revitalization of this portion of Alameda is expected to improve the environmental health of

neighborhoods immediately adjacent to the previous Naval Air Station. Investment in this area through redevelopment efforts will facilitate place-based revitalization and will increase the supply of affordable housing in an area susceptible to displacement due to housing costs while also encouraging income integration in new development, with 44 percent of above moderate-income and 22 percent of moderate-income units also located here.

FIGURE D-16 UNITS AND CITY ACREAGE BY CALENVIROSCREEN PERCENTILE



Source: CalEnviroScreen 4.0, 2021; City of Alameda, 2022

To further revitalization efforts and reduce environmental health concerns in west Alameda, the City has included Program 20, targeting this neighborhood with these strategies:

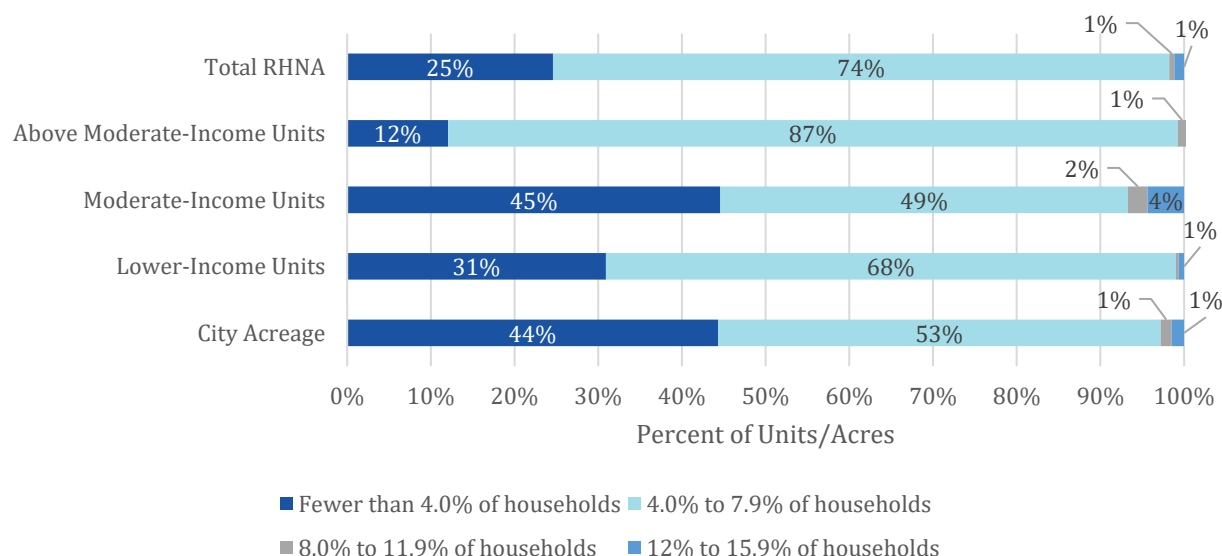
- Require transitional buffers or screening between residential and industrial or commercial uses in new development.
- Apply for funding to provide air filtration retrofit programs for residents, prioritize marketing of this program in west Alameda.
- Ensure a balance between development and recreational amenities that help to improve environmental health.

Potential Effect on Displacement Risk

Overcrowding

As discussed previously, overcrowding is not a significant problem in most of Alameda, with only one concentration of overcrowding in the Woodstock neighborhood, where approximately 14.6 percent of residents are living in an overcrowded housing unit. However, in approximately 97 percent of Alameda, fewer than 8.0 percent of households are overcrowded (Figure D-17). Approximately 6 percent of moderate-income units and 1 percent of lower-income units are in areas with higher rates of overcrowding to help to alleviate this issue by increasing the housing supply, while the remainder of the lower- and moderate-income capacity will facilitate housing mobility opportunities throughout the city and near services and resources in commercial areas. Additionally, the above moderate-income sites will ease pressure on the housing stock, thus potentially reducing displacement risk and overcrowding for these households as well as more units become available.

FIGURE D-17 UNITS AND CITY ACREAGE BY RATE OF OVERCROWDING



Source: CHHS, 2020; City of Alameda, 2022

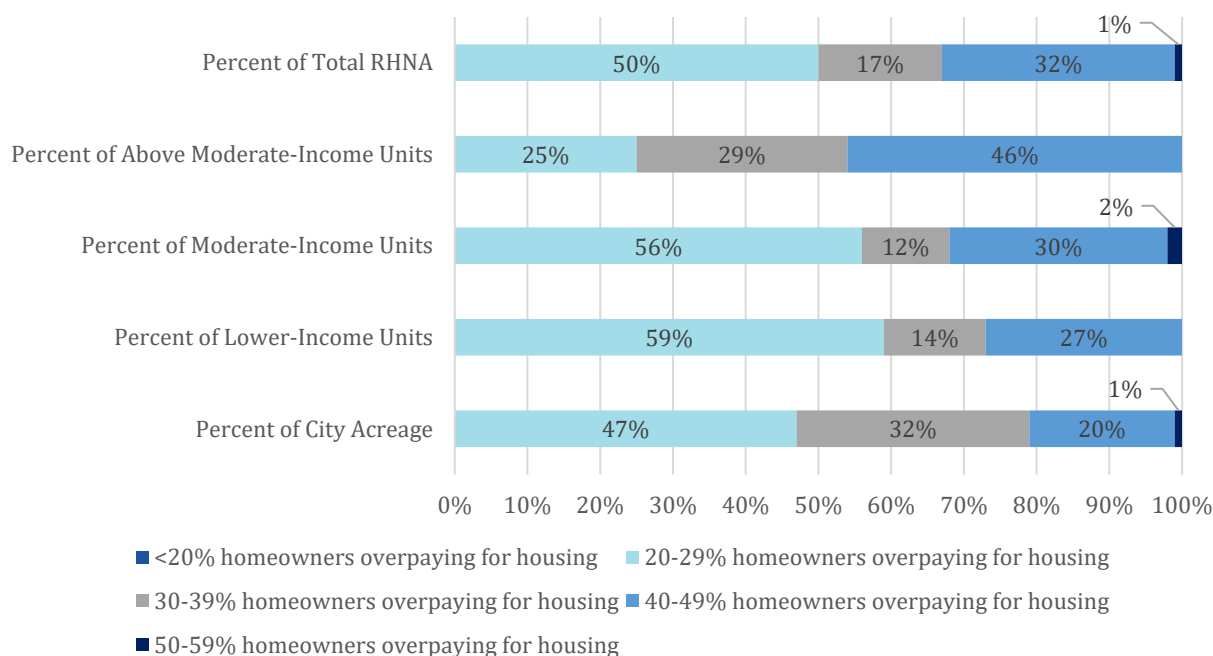
Note: There are no areas in the City of Alameda in which more than 15.9 percent of households are overcrowded.

Overpayment

Owners and renters throughout Alameda and the greater Bay Area are overpaying for housing as a result of rapidly increasing housing costs that outpace wage increases. An increase in the supply of lower- and moderate-income households throughout the city will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing. Approximately 41 percent of lower-income units are in areas with significantly high rates of homeowner overpayment (Figure D-18), while nearly all lower-income units are in areas with similarly high rates of renter overpayment (Figure D-19). Locating lower-income housing in these areas will help reduce displacement risk for households experiencing this by providing affordable housing where there is greatest demand for these options. Typically, above moderate-income units are unaffordable to cost-burdened households, while lower- and moderate-income housing units can help alleviate overpayment. Sites for new units have been identified across a range of overpayment rates for both owners and renters with the intent of

increasing the supply of affordable housing for all income categories, thus reducing risk of displacement due to overpayment for all Alameda residents.

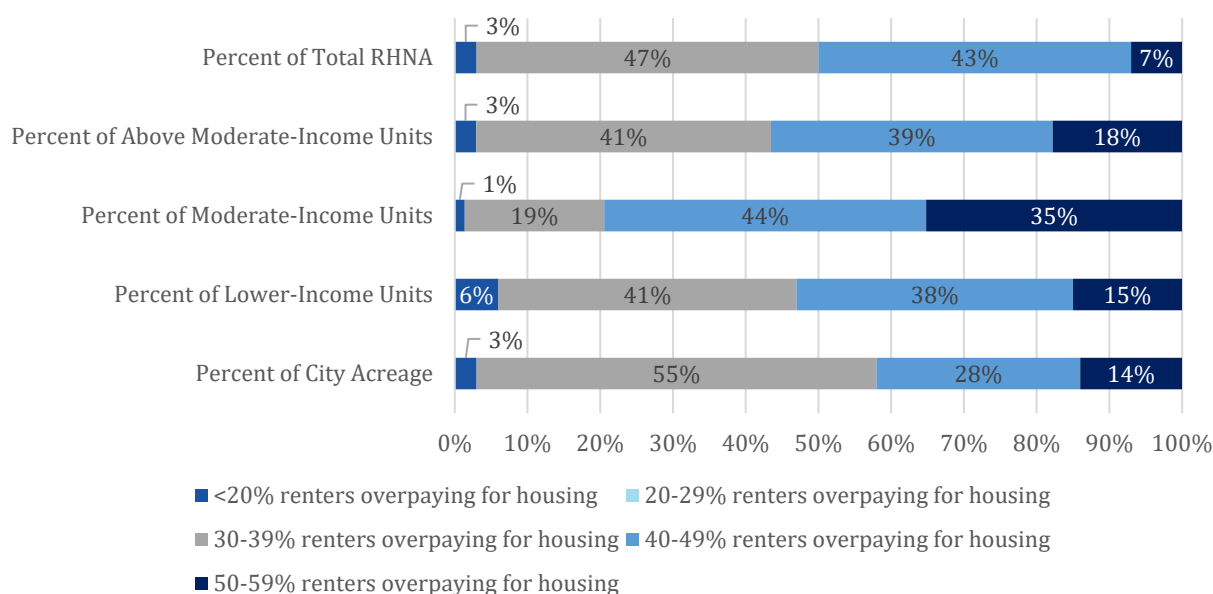
FIGURE D-18 UNITS AND CITY ACREAGE BY RATE OF COST BURDENED HOMEOWNERS



Source: 2015-2019 ACS; City of Alameda, 2022

Note: There are no areas in the City of Alameda in which fewer than 20 percent or more than 59 percent of homeowners are overpaying for housing.

FIGURE D-19 UNITS AND CITY ACREAGE BY RATE OF COST BURDENED RENTERS



Source: 2015-2019 ACS; City of Alameda, 2022

Note: There are no areas in the City of Alameda in which more than 59 percent of renters are overpaying for housing.

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues in Alameda, as shown in Table D-2. While there are several strategies identified to address the fair housing issues, the most pressing issues are the displacement risk of lower-income households that has stemmed from historic exclusion of multifamily housing, community opposition, and limited housing mobility opportunities in general. The combination of these factors has led to gentrification in recent decades, pushing many lower-income and non-White households out of Alameda, resulting in the Urban Displacement Project designations of exclusivity and increasing displacement risk. While integration of a variety of housing types is necessary throughout the city, west Alameda is particularly susceptible to gentrification due to displacement of current residents in the face of future development, and has therefore been identified as a priority area for place-based revitalization and investment. Prioritized contributing factors are **bolded** in Table D-2 and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***.

Table D-2 Factors Contributing to Fair Housing Issues in Alameda

AFH Identified Issue	Contributing Factor	Meaningful Actions
Displacement of residents due to economic pressures and gentrification, particularly in west Alameda	<p>Concentration of lower-income households in west Alameda</p> <p>Rising costs of rent and home prices that outpace wage increases</p> <p>Legacy of redlining and restrictive covenants in north Alameda</p> <p>Historic enforcement of Measure A has limited the supply of multifamily housing</p> <p>Shortage of affordable housing, particularly larger affordable units</p>	<p><i>Encourage construction of ADUs, prioritize marketing in areas of concentrated affluence (Program 5)</i></p> <p><i>Encourage construction of affordable housing throughout the City (Programs 8, 9, and 10)</i></p> <p>Encourage landlords in high resource areas to market their available units to HCV holders (Program 12)</p> <p>Provide assistance to affordable housing providers to acquire and rehabilitate units (Program 17)</p> <p>Provide training to landlords on fair housing rights and responsibilities (Program 13)</p> <p><i>Provide first-time and low-income homebuyer programs, prioritizing marketing of these programs in areas with a high rate of renter-occupied households (Program 16)</i></p>
Disproportionate access to housing for individuals living with disabilities	<p>High cost of reasonable accommodation split amongst smaller units</p> <p>Cost of repairs or rehabilitation, especially for older housing units</p> <p>Shortage of permanent and supportive housing appropriately designed for people living with disabilities</p> <p>Lack of landlord education on fair housing laws and requirements</p> <p>Community opposition to affordable housing</p>	<p>Incentivize construction of housing for special-needs populations (Programs 8, 9, 10 and 11)</p> <p><i>Work with the Regional Center of the East Bay to identify incentives to encourage future housing to meet the needs of persons with developmental disabilities (Program 10)</i></p> <p><i>Provide education to landlords and property managers on requirements to address reasonable accommodation requests (Program 17)</i></p> <p>Provide repair and rehabilitation assistance for lower-income households, including assistance making mobility modifications (Programs 17)</p> <p>Encourage multifamily affordable housing projects to apply under SB 35 to facilitate ministerial review processes (Program 6 and 22)</p>
Displacement risk due to wrongful eviction	<p>Shortage of tenant protections</p> <p>Lack of landlord education on fair housing laws and requirements</p>	<p>Continue to support the Rent Review Advisory Committee (Program 12)</p> <p><i>Contract with a local fair housing provider to expand legal assistance available to tenants (Program 13)</i></p>

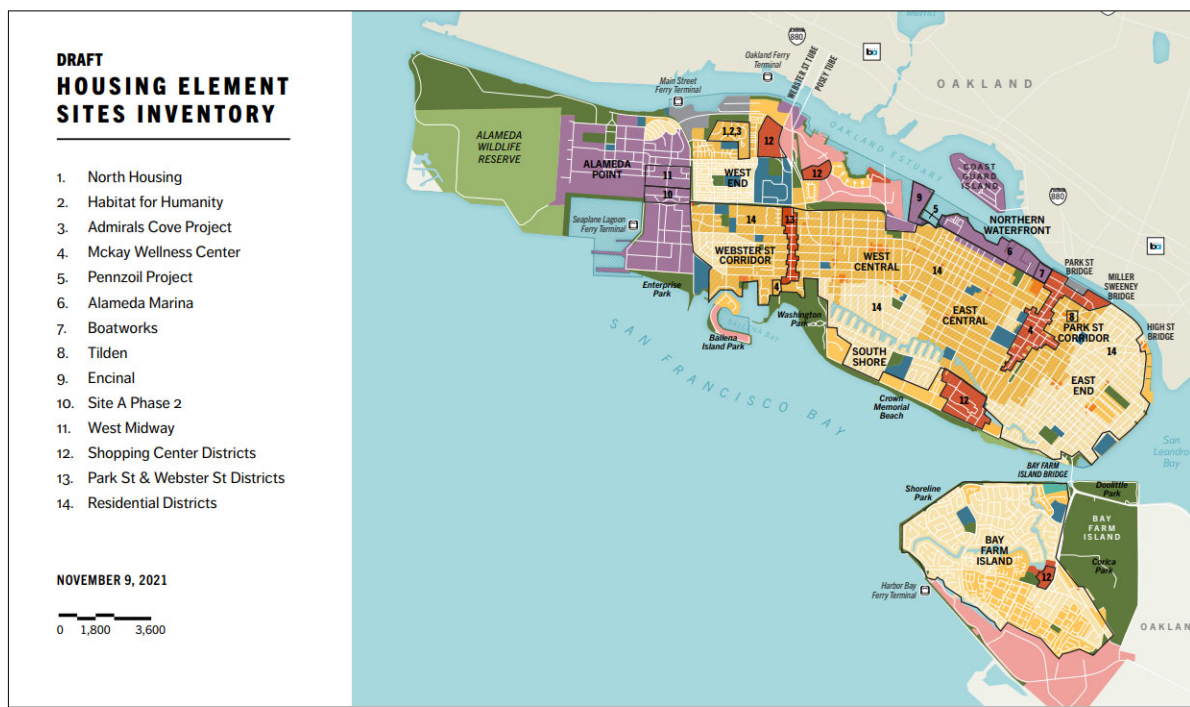
AFH Identified Issue	Contributing Factor	Meaningful Actions
Pollution burden for residents of west Alameda	Proximity to historically heavy industrial areas Concentration of commercial uses Traffic congestion Fewer parks and open space compared to east Alameda/Bay Farm Island	Continue to plan for and construct parks, open space and tree plantings in these areas to improve environmental health. (Program 20) Work with the Port of Oakland and Caltrans to reduce regional air quality impacts associated with regional transportation facilities. (Program 20) Develop active transportation facilities such as the West Alameda bicycle and pedestrian bridge, which will reduce automobile traffic in West Alameda. (Program 20) Require transitional buffers or screening between residential and industrial or heavy commercial uses in new development. (Program 20) Continue to work with the US Navy, DTSC, and property owners to remove hazardous materials resulting from prior industrial uses in West Alameda and the Northern Waterfront. (Program 20)
Displacement risk due to overcrowding in Woodstock neighborhood	Concentration of multifamily housing Concentration of lower-income households Limited affordable housing opportunities in other areas of the city as a result of Measure A and market conditions	<i>Provide regulatory incentives for multifamily housing development across the city, primarily in high resource areas (Program 1, 4, 5 and 6)</i> Encourage affordable construction to reduce need to double up to meet housing costs (Program 8) <i>Encourage landlords in high resource areas to market their available units to HCV holders (Program 12)</i> Provide first-time and low-income homebuyer programs (Program 16)
Increasing number of discrimination cases, including against public entities	Lack of knowledge on fair housing rights and responsibilities Limited enforcement of fair housing laws	<i>Contract with a fair housing provider to expand services and enforcement (Program 13)</i> <i>Conduct regular audits of housing providers for discriminatory behavior (Program 13)</i> Meet with fair housing providers to assess program effectiveness and develop new strategies as needed (Program 13) Provide biannual training for City staff and staff of other public entities on fair housing practices (Program 13)

APPENDIX E – HOUSING SITES INVENTORY

Introduction

Government Code Section 65583.2 requires an inventory of land suitable for residential development that can be feasibly developed during the 2023-2031 period and is sufficient to provide for the regional housing need for all income levels.

FIGURE E-1 HOUSING SITES



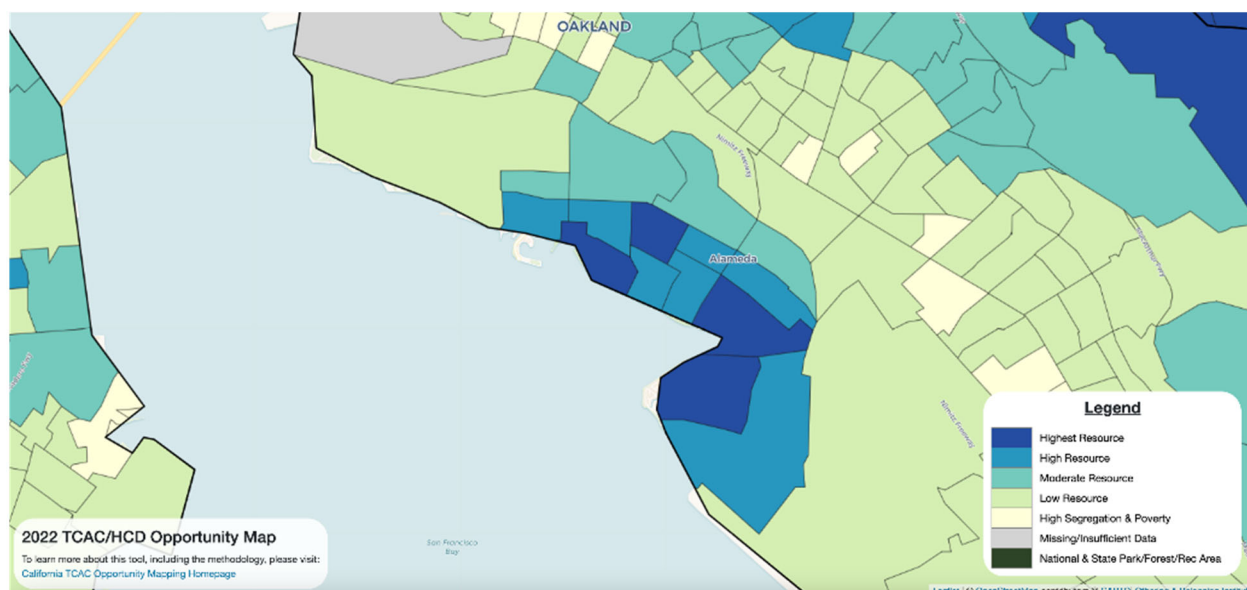
Opportunities for new housing exist in every Alameda neighborhood.

The City of Alameda's Regional Housing Needs Allocation (RHNA) for the eight-year period from 2023 to 2031 is 5,353 units. Table E-1 shows the City's RHNA by income category.

Table E-1 City of Alameda Regional Housing Needs Allocation 2023-2031

Income Category	RHNA Allocation
Very Low-Income Households (<50% of AMI) ²⁴	1,421 Units
Low- Income Households (50%-80% of AMI)	818 Units
Moderate- Income (80%-120% of AMI)	868 Units
Above Moderate- Income (>120% AMI)	2,246 Units
Total	5,353 Units

Affirmatively Furthering Fair Housing. To affirmatively further fair housing, the land inventory includes sites within areas of Highest Resource and High Resource according to the 2022 TCAC/HCD Opportunity Map.



General Plan Consistency: In January 2022, the City Council adopted Alameda General Plan 2040 in anticipation of the 2023-2031 Housing Element update. All of the projects and sites in the site inventory are appropriately designated in General Plan 2040 for residential use.

Zoning Consistency: Prior to January 31, 2023, the City Council will adopt a comprehensive set of zoning amendments to ensure consistency between the Alameda Municipal Code, State housing law, and the Housing Element sites inventory. The zoning amendments remove barriers to affordable and missing middle housing development to encourage smaller, less costly housing and permit multifamily housing by right on all sites zoned to accommodate the RHNA. (See Programs 2, 3, and 4.)

²⁴ "AMI" means area wide median income for Alameda County.

CEQA Streamlining: In January 2022, the City Council adopted the General Plan 2040 Environmental Impact Report, which evaluated the environmental impacts of approximately 12,000 new housing units constructed between 2020 and 2040. Projects found to be consistent with site zoning and objective design standards shall be exempt from further review under the California Environmental Quality Act (CEQA).

Transportation: New housing in Alameda is supported by new transportation programs, services, and facilities. In preparation for additional housing at the former Naval Air Station, Alameda and its transportation partners at AC Transit and the Water Emergency Transit Agency (WETA) constructed a new Ferry Terminal at Alameda Point and introduced a new cross-town bus service to connect to the new cross bay ferry service. All new residential developments in Alameda join the Alameda Transportation Management Agency, which provides supplemental transportation services for new and existing residents.

Housing Sites Realistic Capacity

For the projects listed in Table E-2 (Sites 1 through 10), the realistic capacity is based on the project design as approved by the City of Alameda or as submitted by the applicant. The number of affordable units is based on those entitlements or the applicable inclusionary housing requirement (15 percent citywide or 25 percent at Alameda Point).

For the shopping center sites (Sites 11, 12, and 13), which were recently zoned to accommodate the RHNA, the realistic capacity is based on an analysis of existing conditions at the center and property owner objectives. The number of affordable units shown in Table E-2 for each shopping center location is based on the Multifamily Community Commercial Zoning Overlay district, which is designed to facilitate lower-cost housing by permitting multifamily housing by right and by requiring a minimum residential density in new buildings of at least 30 units per acre.

For Park Street and Webster Street (Site 14), the realistic capacity is based on a list of underutilized sites (see Table E-2). For each site, the realistic capacity is based on the site size and the zoning requirement that new buildings be at least 30 unit per acre. The number of affordable units is based on the site zoning, which permits multifamily by right and requires a minimum residential density of 30 dwelling units per acre.

For Residential Districts (Site 15), the 1,120 realistic capacity is based upon:

- The Accessory Dwelling Unit (ADU) ordinance is producing approximately 50 units per year (based upon the average production over the last three years) for a total of 400 units over the 8-year period,
- Program 4 removes zoning restrictions on over 2,500 acres of residential land, which will result in approximately 270 units over the 8-year period,
- A 4.7-acre waterfront site at 2199 Clement, which will accommodate at least 125 units, and
- The Alameda Unified School District will surplus at least 4 acres of residential land, which is zoned to accommodate at least 125 units.
- A 2.34-acre site at 2363-2433 Mariner Square Drive that will be redeveloped with 200 housing units.

Housing Sites Analysis

Table E-2 provides a summary of the land available to accommodate Alameda's regional housing need for the period 2023 through 2031. As shown in Table E-2, the land inventory includes 10 housing projects and 9 sites that are zoned and available to accommodate housing projects. Each project and each site is described in more detail in Table E-3.

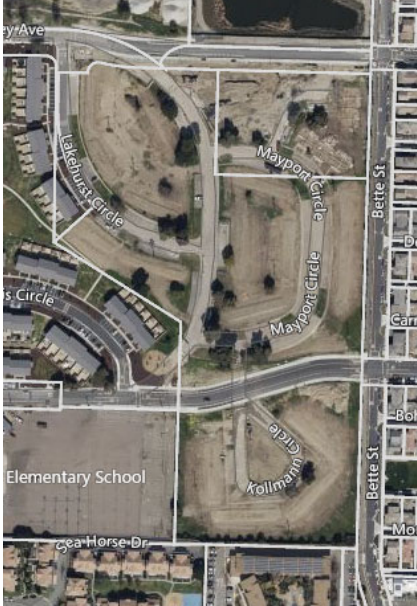
Table E-2 Capacity to Accommodate the RHNA


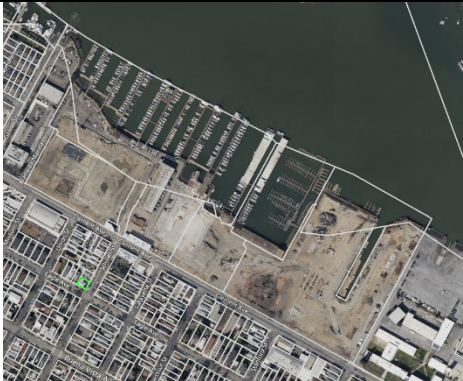
Site #	Name	Income Level				Total Units
		Very Low	Low	Moderate	Above Moderate	
Projects ²⁵						
1	North Housing	386	200	0	0	586
2	Singleton	30	38	0	0	68
3	Admiral’s Cove	8	8	14	160	190
4	McKay Wellness	100	0	0	0	100
5	Grand Street Pennzoil Project	4	4	6	77	91
6	Alameda Marina Phase 2 and 3	17	14	25	308	364
7	Boatworks	13	0	8	161	182
8	Eagle	25	16	0	0	41
9	Encinal Terminals	25	20	35	509	589
10	Alameda Point	277	128	115	962	1,482
Subtotal		885	428	203	2,177	3,693
Sites Zoned for Housing ²⁶						
11	South Shore Shopping Center	200	200	200	200	800
12	Harbor Bay Shopping Center	50	50	50	50	200
13	Alameda Landing Shopping Center	50	50	50	50	200
14	Park Street + Webster Street sites	100	100	100	100	400
15	Residential Sites (R-1 through R-6)					
15a	Accessory Dwelling Units	120	120	120	40	400
15b	Infill Residential District Sites	45	75	75	75	270
15c	2199 Clement	30	30	30	35	125
15d	AUSD Surplus Sites	30	30	30	35	125
15c	2363-2433 Mariner Square Dr.	50	50	50	50	200
Subtotal		675	705	705	635	2,720
Total Capacity		1,560	1,133	908	2,812	6,413
RHNA		1,421	818	868	2,248	5,353
Surplus Units		139	315	40	564	1,060

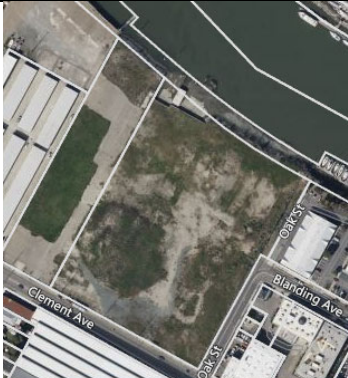
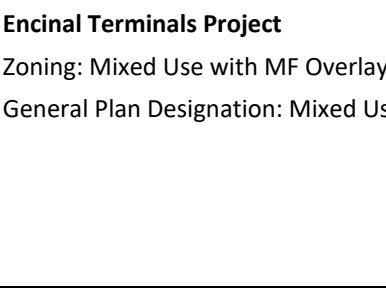
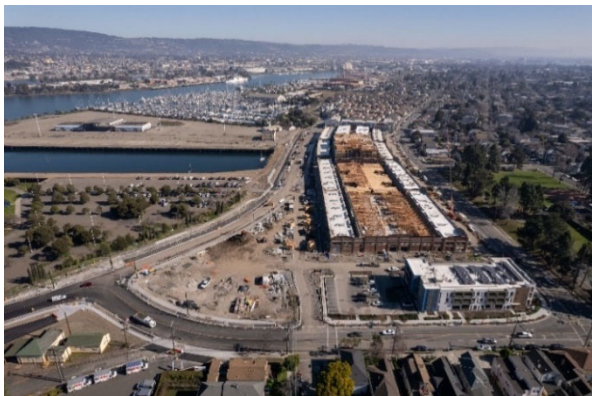
²⁵ Projects are approved or have active development applications on file.

²⁶ Sites zoned for housing permit multifamily housing by right with a minimum residential density of 30 units per acre. Affordability based upon: 25 percent very low, 25 percent low, 25 percent moderate, and 25 percent above moderate.

Table E-3 Project and Site Descriptions

1	North Housing Project Zoning: R-4 with PD and Multifamily Overlay General Plan Designation: Medium Density	APN: 74-905-10-6 Size: 12 acres Max Allowable Density 30 units per acre. Realistic capacity based on approved project entitlements.
		<p>In 2020, the City of Alameda approved the North Housing Project Development Plan and Tentative Map for 586 affordable units for the Alameda Housing Authority. The only remaining permits required are design review approvals for the individual buildings, which will be reviewed ministerially based on adopted Objective Design Standards. The Authority plans to construct the project in phases during the 2023-2031 period. All site demolition has been completed. Infrastructure capacity is available to support the project and site environmental constraints have been removed by the former property owner (US Navy). The Housing Authority plans to begin construction of the first phase of the project (155 units for very low-income households) in 2023. The development of the project will be funded through Alameda Housing Authority funds and a variety of state and federal funding for low-income housing.</p> <p>(The 2 acre vacant parcel shown at left is the Habitat Project described below.)</p>
2	Habitat for Humanity Project Zoning: R-4 with PD and Multifamily Overlay General Plan Designation: Medium Density	APN: 74-905-12-2 Size: 2 acres Max Allowable Density. 30 units per acre Realistic capacity based on property owner's application and existing residential zoning.
		<p>Habitat for Humanity has submitted an application to construct 68 units. The density is consistent with the site's multifamily zoning designation and the City's density bonus ordinances. All site demolition has been completed. Infrastructure capacity is available to support the project and site environmental constraints have been removed by the former property owner (US Navy). No zoning changes are required for the project. The design of the project will be reviewed based on adopted Objective Design Standards. Habitat plans to begin construction in 2023.</p>
3	Admirals Cove Project Zoning: R-4 with PD and Multifamily Overlay General Plan Designation: Medium Density	APN: 74-905-10-5: Size: 2.344 acres Max Allowable Density. 30 units per acre Realistic capacity based on property owner's application and existing multifamily residential zoning density standards.
		<p>Carmel LLC. has submitted an application to construct 190 units on a 2-acre site that it owns. Infrastructure capacity is available to support the project and site environmental constraints have been removed by the former property owner (US Navy). No zoning changes are required for the project. The design of the project will be reviewed based on adopted Objective Design Standards. Carmel plans to begin construction in late 2022 or early 2023.</p>

<p>4</p>	<p>McKay Wellness Center Project Zoning: Administrative Professional with PD Overlay General Plan Designation: Medium Density</p>	<p>APN: 74-1305-26-2 Size: 3.45 acres Max Allowable Density. 21 units per acre Realistic capacity based on approved project entitlements.</p> <p>In 2020 and 2021, the City approved the final design plans for the 100 assisted living units and an accompanying respite center for un-housed community members in need of medical rehabilitation services. Infrastructure capacity is available to support the project and site environmental constraints have been removed by the former property owner (US Government). No additional zoning changes or discretionary actions are needed for the project on the 3.65-acre site.</p>
<p>5</p>	<p>Grand Street (“Pennzoil”) Project Zoning: R-4 PD General Plan Designation: Medium Density</p> <p>Trumark Homes has submitted an application to construct 90 units on a vacant 4.75-acre site on Grand Avenue. The prior owner completed all site clearance and demolition and site remediation to residential standards. Infrastructure capacity is available to service the project. The project will include the required 15% affordable housing units. No additional zoning changes are needed for the project. The project is privately funded.</p>	<p>APN: 72-381-2 and 72-381-1 Size: 4.75 acres Max Allowable Density. 21 units per acre Realistic Capacity based on property owner’s application, density bonus application, and existing residential zoning density standards.</p> 
<p>6</p>	<p>Alameda Marina Project Zoning: MX with MF Overlay General Plan Designation: Mixed Use</p> 	<p>APN: 71-291-10 Size: 10.96 acres (Phase 2) APN 71-291-9 Size: 2.77 acres (Phase 3) Max Allowable Density. 30 units per acre Realistic capacity based on approved project entitlements, including Master Plan.</p> <p>The 776-unit Alameda Marina project is being constructed in phases. Phase I with 360 units is currently under construction. Building permits for the remaining 406 units will be issued in 2023 and 2024. The site has been graded and is ready for construction. All site remediation and infrastructure is complete. Infrastructure capacity is available to service the project. No additional zoning changes or discretionary actions are needed for the project. Design review for individual building design will be subject to adopted Objective Design Review standards. The project is privately funded.</p>

7	Boatworks Project Zoning: R-2 with PD overlay General Plan Designation: Mixed Use	APN: 71-290-1 and 71-289-5 Size: 9.5 acres Max Allowable Density. 21 units per acre Realistic capacity based on approved project entitlements, including Development Agreement.
		<p>The vacant Boatworks 9.5-acre site was included in 4th and 5th Cycle Housing Inventory, but construction was delayed by lawsuits that were resolved by adoption of a new Tentative Map and Development Agreement in 2020 for 182 units, which ended over 10 years of litigation with the property owner. Pulte LLC is purchasing the property and began initial grading work in 2022.. All site demolition has been completed, and the site is served by adjacent public infrastructure and utilities. The project includes 182 units, including 13 very low-income units and 8 moderate-income units. No additional zoning changes or discretionary actions are needed for the project. The project is privately funded.</p>
8	2615 Eagle Street Project Zoning: R-2 with PD overlay General Plan Designation: Mixed Use	APN: 70-0161-055-02: Size: 0.71 acre Max Allowable Density. 21 units per acre Realistic Capacity: 36 units
		<p>In 2021, the Alameda Housing Authority purchased the 1-acre surplus site from the Alameda Unified School District. Site is served by infrastructure and utilities. No environmental constraints. The Alameda Housing Authority plans to construct approximately 36 units for lower-income households. The development of the project will be funded through Alameda Housing Authority funds and a variety of state and federal funding for low-income housing.</p>
9	Encinal Terminals Project Zoning: Mixed Use with MF Overlay General Plan Designation: Mixed Use	APN: 72-382-9 Size: 6.4 acres (City of Alameda) APN: 72-382-2 Size: 14.43 acres (Private uplands) APN: 72-382-3 Size: 1.61 acres (Private uplands) Max Allowable Density. 30 units per acre Realistic capacity based on approved project entitlements, including Master Plan and Development Agreement.
	<p>On January 18, 2022, the City Council approved a Development Agreement, Disposition and Development Agreement, a Master Plan and a Tideland Exchange Agreement between the City, the State Lands Commission, and Tim Lewis Communities to reconfigure the 6.4-acre City-owned property to allow for the construction of 589 units, including 80 deed-restricted affordable housing units and 10 deed-restricted work force housing units (120% AMI to 180% AMI). The project is privately funded.</p>	

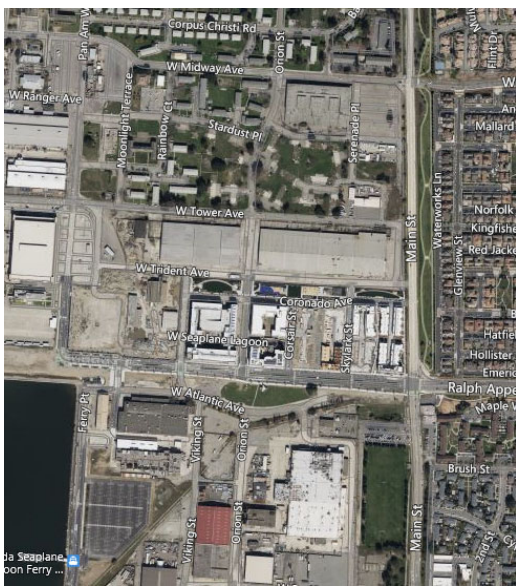




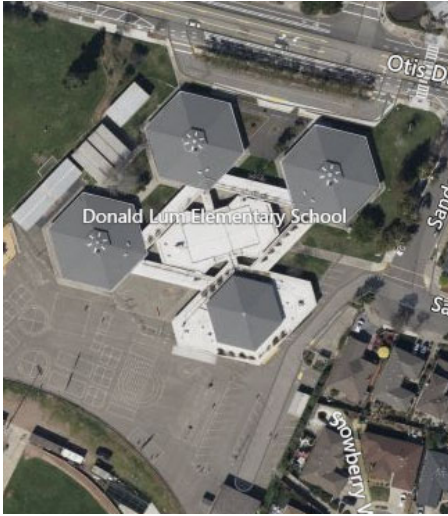


10	<p>Alameda Point Project</p> <p>Zoning: Specific Plan - Mixed Use</p> <p>General Plan Designation: Mixed Use</p> <p>Max Allowable Density. ____ units per acre.</p>	<p>APN: 74-1368-18) Size: 55 acres (City of Alameda)</p> <p>APN: 74-1377-2 Size: 2.5 acres (Private)</p> <p>Realistic capacity based on Specific Plan, infrastructure constraints, U.S. Navy housing limitations.</p>
	<div style="display: flex; justify-content: space-around;">   </div> <p>During the 5th Cycle (2015-2022), the City of Alameda adopted the Alameda Point EIR and Waterfront Town Center Specific Plan, approved the Site A Development Plan for the first 68 acres of land in the Town Center Specific Plan area, adopted the adjacent Main Street Neighborhood Specific Plan, approved a Development Agreement for construction of 200 new units for the Alameda Point Collaborative, 200 formerly homeless households, and entered into an Exclusive Negotiation Agreement for the development of the first 37 acres of land in the Main Street Specific Plan area. As a result of these actions by the City of Alameda, between 2018 and 2022, 544 market-rate multifamily units and 128 deed-restricted affordable units were constructed at Alameda Point.</p> <p>During the 2023-2031 period, the City of Alameda plans to construct 1,489 units on 55 acres of City owned land and 3.5 acres of adjacent private land zoned for residential use in the Waterfront Town Center and the Main Street Neighborhood Specific Plan areas. The residential densities will vary by block, but average block densities with internal paseos, open spaces, and parking will range from 90 to 25 units per acre.</p> <p>All the land is zoned for residential use and all necessary environmental review has been completed with the 2022 General Plan Update EIR and 2014 Alameda Point EIR. The City's selected private-sector housing development partners will construct the necessary infrastructure to support the 1,489 units. The 1,489 units will be made up of approximately 200 new housing units for Alameda Point Collaborative, formerly homeless households, approximately 322 deed restricted very low-, low-, and moderate-income households, and approximately 966 multifamily attached for-sale homes.</p> <p>Given the infrastructure constraints and the need to coordinate housing construction with infrastructure construction, the 1,489 units will be constructed in the following sequence of steps over the 8-year period:</p> <p>2023/24. Construct approximately 200 units on Block 1A and Block 10 and begin infrastructure for Site A Phase 2. Begin City infrastructure project in support of West Midway/RESHAP.</p> <p>2025/26. Construct approximately 500 units on Site A Phase 2 and begin infrastructure extending from Site A Phase 2 into West Midway.</p> <p>2027/2028. Construct 200 APC units and 200 West Midway units.</p> <p>2029/30/31. Construct 389 West Midway units.</p>	


Table E-4 Sites to be Rezoned

11	<p>South Shore Shopping Center Site</p> <p>Zoning: C-2 with MF Overlay</p> <p>General Plan Designation: Community Mixed Use</p>	<p>74-1200-29-5 40 acres.</p> <p>74-1200-2-9 3 acres</p> <p>74-1200-2-27 1.4 acres.</p>
	<p>The draft Shopping Center Overlay District (See Program 2) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. As a result of these local government constraints, no housing has been built on Alameda shopping center sites in the last 50 years. Once the zoning amendments are adopted, the property owner is prepared to construct 800 units during the 2023-2031 period. (The General Plan Community Mixed Use Designation already identifies these areas as appropriate areas for higher density housing development.) The realistic capacity of 800 units is based on property owner estimates and site capacity studies. The 800 units will be divided between two areas of the shopping center (see diagram at right), which are located in the northwest corner and southeast corners of the center. These two areas of the center are available for redevelopment and are not constrained by existing lease agreements. The 800 units will be located in multifamily buildings with a net residential density of 100 to 125 units per acre.</p>	
12	<p>Harbor Bay Shopping Center Site</p> <p>Zoning: C-2 with MF Overlay</p> <p>General Plan Designation: Community Mixed Use</p>	<p>74-1045-10-2 Size: 9.59 acres.</p> <p>The draft Shopping Center Overlay District (See Program 2) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. (The General Plan Community Mixed Use Designation already identifies these areas as appropriate areas for higher density housing development.) In communication with the City, the property owner has expressed interest in developing housing on the site. The realistic capacity of the site for housing between 2023 and 2031 is estimated to be 200.</p>
		

13	Alameda Landing Shopping Center Site Zoning: C-2 with MF Overlay General Plan Designation: Community Mixed Use	74-905-30 1.45 acres 74-905-31 1.4 acres																																																																	
	<p>The draft Shopping Center Overlay District (See Program 2) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. (The General Plan Community Mixed Use Designation identifies these areas as appropriate areas for higher density housing development.) Two property owners located in the southeast corner of the property are interested in redeveloping their property. The 200-unit realistic capacity is based on a 30 unit per acre minimum density standard in the site zoning and property owners estimate of development capacity.</p>																																																																		
14	Park Street and Webster Street Sites																																																																		
	<p>The draft Commercial Corridor Zoning Amendments (See Program 3) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations. (The General Plan Community Mixed Use Designation already identifies these areas as appropriate areas for higher density housing development.) As a result of these local zoning constraints, no housing has been built on Alameda mixed use, commercial transit corridors in the last 50 years. The realistic capacity for the areas of Park Street and Webster Street to be rezoned based upon a 30 unit per acre minimum density standard in the site zoning. Every site on the list has the same General Plan Community Mixed Use Designation, and the same CC zoning designation. Under the new zoning, multifamily housing is permitted by right and all new buildings must have a net residential density of at least 30 units per.</p>																																																																		
	<table><tr><th></th><th>APN</th><th>Lot Area (sf)</th><th>Realistic Capacity</th><th>Current Use</th></tr><tr><td>1901-1925 Webster St Hotel Block</td><td>74-433-2-3</td><td>39939</td><td>27</td><td>Hotel – Owner interested in converting to residential.</td></tr><tr><td>1435 Webster St (Taylor Lot)</td><td>74-4275-1</td><td>14745</td><td>10</td><td>Parking lot/vacant</td></tr><tr><td>650 Pacific/Webster (Koka Lot)</td><td>74-430-1-1</td><td>9928</td><td>7</td><td>Vacant lot/car service</td></tr><tr><td>1414 Webster St</td><td>73-423-1-3</td><td>25500</td><td>17</td><td>Underutilized bldg.</td></tr><tr><td>1628 Webster -Webster Street Inn</td><td>73-418-4-1</td><td>29981</td><td>20</td><td>Hotel with potential for redevelopment.</td></tr><tr><td>1910 Webster</td><td>73-426-29</td><td>28,526</td><td>20</td><td>restaurant</td></tr><tr><td>704 Central</td><td>74-1328-30</td><td>23640</td><td>16</td><td>Store</td></tr><tr><td>650 Central Avenue - Neptune Plaza</td><td>74-1328-32</td><td>73590</td><td>50</td><td>Shopping Center – Owner interested in redeveloping with housing</td></tr><tr><td></td><td>74-1328-33</td><td>15410</td><td>10</td><td>Shopping Center – Owner interested in redeveloping with housing</td></tr><tr><td>1200 Park St. “Big O”</td><td>70-184-15</td><td>12573</td><td>8</td><td>Vacant lot.</td></tr><tr><td>2411 Santa Clara</td><td>70-189-8</td><td>12600</td><td>8</td><td>Vacant bank</td></tr><tr><td>2424 Santa Clara (US Bank)</td><td>70-187-1-1</td><td>12019</td><td>8</td><td>Bank</td></tr></table>			APN	Lot Area (sf)	Realistic Capacity	Current Use	1901-1925 Webster St Hotel Block	74-433-2-3	39939	27	Hotel – Owner interested in converting to residential.	1435 Webster St (Taylor Lot)	74-4275-1	14745	10	Parking lot/vacant	650 Pacific/Webster (Koka Lot)	74-430-1-1	9928	7	Vacant lot/car service	1414 Webster St	73-423-1-3	25500	17	Underutilized bldg.	1628 Webster -Webster Street Inn	73-418-4-1	29981	20	Hotel with potential for redevelopment.	1910 Webster	73-426-29	28,526	20	restaurant	704 Central	74-1328-30	23640	16	Store	650 Central Avenue - Neptune Plaza	74-1328-32	73590	50	Shopping Center – Owner interested in redeveloping with housing		74-1328-33	15410	10	Shopping Center – Owner interested in redeveloping with housing	1200 Park St. “Big O”	70-184-15	12573	8	Vacant lot.	2411 Santa Clara	70-189-8	12600	8	Vacant bank	2424 Santa Clara (US Bank)	70-187-1-1	12019	8	Bank
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	2436 Santa Clara	70-187-3	9615	7	Parking lot																	
	1418 Park Ave	70-187-15	5907	4	Parking lot																	
	2425 Santa Clara	70-189-7-7	17206	12	Parking lot																	
	1527 Park	71-202-7-1	10,207	7	Underutilized																	
	2332 Pacific	71-201-15	21605	14	Underutilized																	
	2410 Clement	70-193-3-2	11250	8	Parking lot																	
	1900 Park	70-194-15	10157	7	Vacant																	
	2300 Clement	71-198-1-1	14500	10	Parking lot																	
	1710 Everett	70-167-25-5	25200	58	Car wash																	
	1825 Park Street	71-198-9-2	32,681	22	Vacant store/lot																	
	1801 Park (lot)	71-198-12-1	15,257	10	Parking lot																	
	1813 Park (J.Patricks)	71-198-11	5,850	4	Vacant bar																	
	1655 Park	71-200-10	6469	4	Parking lot																	
	1651 Park	71-200-11	7335	5	Parking lot																	
	2330 Buena Vista	71-200-9	6575	4	Parking lot																	
	Total			400																		
	15	Residential Sites (R-1 through R-6)																				
	The residential districts comprise over 2,500 acres of residentially zoned land that is available for scattered site residential infill development. Over the next 8 years, residential infill development will occur due to: 1) the Accessory Dwelling Unit ordinance, 2) the draft Residential Zoning Amendments (See Program 4), which remove 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations, 3) rezoning a vacant 4-acre site for residential use, and 4) redevelopment of 4 acres of Alameda Unified School District property at either Lum School or Thompson Field. Each of the four factors or sites is described below:																					
15a	Accessory Dwelling Unit Sites																					
	In 2017, the City Council approved a comprehensive update of the Accessory Dwelling Unit Ordinance to reduce regulatory barriers to the creation of accessory dwelling units in Alameda. Since 2017 and subsequent efforts to streamline, improve, and lower the costs for approval, the City has seen an annual increase in the number of Accessory Dwelling Units each year. Prior to the 2017 amendments, the City issued 1 ADU building permit every 4 years. In 2018, the City issued 20 ADU permits, then 26 in 2019, 39 in 2020, and 79 in 2021. Based on these trends, the City of Alameda anticipates an average of 50 units per year for a total of 400 over the 8-year period. The realistic capacity and projected affordability is based on current annual production over the last three years and an analysis of affordability conducted by the Association of Bay Area Governments. The breakdown is as follows.																					
	<table><tr><th>Affordability</th><th>ABAG Affordability Percentage</th><th>Projected ADUs</th></tr><tr><td>Very Low</td><td>30</td><td>120</td></tr><tr><td>Low</td><td>30</td><td>120</td></tr><tr><td>Moderate</td><td>30</td><td>120</td></tr><tr><td>Above Moderate</td><td>10</td><td>40</td></tr><tr><td>Total</td><td></td><td>400</td></tr></table>				Affordability	ABAG Affordability Percentage	Projected ADUs	Very Low	30	120	Low	30	120	Moderate	30	120	Above Moderate	10	40	Total		400
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Moderate	30	120																				
Above Moderate	10	40																				
Total		400																				
15b	In-fill Residential Sites																					

	<p>The draft Residential District Zoning Amendments (See Program 4) removes 50-year-old zoning prohibitions on multifamily housing and 21 unit per acre density limitations on over 2,500 acres of residentially zoned land. With the adoption of these regulations, Alameda property owners will be able to add additional residential units within existing buildings (as was common prior to 1972) and will be able to add additional residential units in rear yards or as additions to existing buildings. At approximately 34 units per year, the zoning changes will produce approximately 270 additional residential units over the 8-year period.</p>	
15c	<p>AUSD Surplus Sites</p> <p>The Alameda Unified School District will surplus 4 acres of land for residential use at either Thompson Field or Lum School, which will result in at least 125 units if the sites are zoned for a minimum density of 30 units per acre. Lum School is currently zoned R-1, and Thompson Field is currently zoned Open Space</p>	
	<p>Lum School</p> 	<p>Thompson Field and Warehouse</p> 
15d	<p>2199 Clement</p> <p>A vacant property 4.7-acre site at 2199 Clement Avenue (APN 71-289-6-1) will be rezoned for residential use by January 31, 2023 (See Program 4) to allow multifamily housing by right and a minimum residential density of 30 units per acre, which will result in at least 125 units on the property.</p>	
		

15e	2363-2433 Mariner Square Drive	
	<p>The property at 2363-2433 Mariner Square Drive is comprised of four parcels that are currently zoned for manufacturing or office use. Local developers of housing are interested in constructing between 200 and 250 units on the 2.34-acre property.</p> <p>APN: 74-1315-1 APN: 74-1315-5 APN: 74-1315-6 APN: 74-1315-7</p>	

Meeting the RHNA

Table E-4 compares Alameda's RHNA to its site inventory capacity. Accounting for the current approved and proposed project capacity and the proposed up-zoning and rezone capacity (planned to occur prior to January 31, 2023), the city has a surplus of 557 units available to above moderate-income households, 63 units available to moderate-income households, and 440 available to lower-income households (including extremely low-, very low-, and low-).

Table E-4 Comparison of the Regional Housing Needs and Proposed Capacity

Income Category	RHNA	Projects	Planned Sites	Projected ADUs	Total
Very Low	1,421	1,313	1,030	336	440
Low	818				
Moderate	868	203	560	168	63
Above Moderate	2,246	2,177	570	56	557
Total	5,353	3,693	2,160	560	1,060

Source: ABAG 2021, City of Alameda, March 2022

Note: It is assumed that 50 percent of the very low- income is allocated to the extremely low-income category

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APPENDIX F – HOUSING CONSTRAINTS

Non-Governmental Constraints

The production and availability of housing is constrained by government regulations and by non-governmental factors, such as the costs of construction and interest rates on home mortgages. Many non-governmental constraints on housing production and availability affect both Alameda and the other Bay Area communities, while other constraints are unique to the City of Alameda.

Land Costs

As there is little to no vacant land available remaining in Alameda, the majority of the City's residential development potential lies in the redevelopment of former military installations and transitioning industrial uses, and some infill on lots already developed but with zoning potential to accommodate one or more additional units. In the case of infill on lots already developed, there are no land costs associated with the development of additional units.

To facilitate housing development at City-owned land at Alameda Point and in recognition of significant infrastructure costs at Alameda Point, the City of Alameda provides land at no cost to prospective residential developers.

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit being built and on the quality of product being produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers. The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in Alameda County and throughout the Bay Area. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions. Housing construction costs have risen significantly in recent years, similar to the rest of the county.

Using current pricing sources, the construction costs for a single-family home are approximately \$153 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including a two-car garage and forced air heating in the City of Alameda. Estimated total construction costs for such a home are \$335,839. These construction

costs include labor, materials, and equipment but do not include costs of buying land. (2022 National Building Cost Manual and 2020 for 94501, and 94502 zip code modifiers, Craftsman Book Company.)

Construction costs for a multifamily home are approximately \$159 per square foot. This is based on costs calculated for a 10 unit, 800-square-foot, wood-framed, single-story, four-cornered home, of good quality construction and including forced air heating in the City of Alameda. Estimated total construction costs for such a home are \$1,320,259. These construction costs include labor, materials, and equipment but do not include costs of buying land. (2022 National Building Cost Manual and 2020 for 94501, and 94502 zip code modifiers, Craftsman Book Company.)

Availability of Financing

Home ownership can be constrained by mortgage interest rates, loans, and homeowners' insurance. Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Alameda. First-time homebuyers are the group most impacted by financing requirements. In August 2021, mortgage interest rates for new home purchases are approximately 2.875 percent for a fixed-rate 30-year loan (wellsfargo.com). Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Housing prices in Alameda are unaffordable for lower-, moderate-, and even some above moderate-income households, even with the lower interest rates. The constraint on homeownership in Alameda is not the availability of financing, but the cost of housing, of which is unaffordable to many households.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Alameda County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the City's control.

According to the Alameda Board of Realtors, there is no evidence of "redlining" of any Alameda neighborhood by the financial community. The City provides Community Development Block Grant (CDBG) funding for counseling for individual clients regarding fair housing rights and responsibilities and to disseminate education and information materials. Households receive intensive counseling, and legal and/or agency referral for cases involving discrimination against families, racial or religious minorities, and individuals with disabilities.

Environmental Constraints

Environmental issues affect the amount, location, and timing of new residential development in Alameda.

Hazardous Materials

Hazardous materials regulations, which are codified in Titles 8, 22, and 26 of the California Code of Regulations (CCR), and their enabling legislation set forth in Chapter 6.95 of the California Health and Safety Code, were established at the state level to ensure compliance with federal regulations to reduce the risk to human health and the environment from the routine use of hazardous substances. These regulations must be implemented, as appropriate, and are monitored by the state (e.g., Cal OSHA in the workplace or the DTSC for hazardous waste) and/or local jurisdictions.

As with many infill urban locations, many of the housing element housing opportunity sites in Alameda are on former industrial or commercial properties. These properties typically have environmental issues related to the prior use. Despite their historical use, all of the housing element sites are either already remediated of their hazardous materials and ready for residential use or are in the process of being remediated of hazardous materials to allow for residential use pursuant to approved plans by the appropriate regulatory agency.

At Alameda Point, the US Navy is responsible for addressing and remediating hazardous materials before the land is conveyed to the City of Alameda. The City of Alameda then is able to convey the land to prospective housing developers without the need for those developers to expend significant resources on hazardous material remediation.

Flooding

Flooding can have devastating effects on property and residents and impact water quality in Alameda. Some of the housing element housing opportunity sites on the waterfront in Alameda may be affected by storm waves, wind, and sea-level rise.

To address these issues, the City participates in the Alameda County Flood Control and Water Conservation District, which helps protect property and residents from flooding through maintaining flood-control infrastructure, including channels, pump stations, and other facilities. The City also participates in the Countywide Clean Water Program, which deals primarily with stormwater issues, and coordinates pollution prevention programs, such as wastewater treatment plant upgrades, hazardous waste disposal, drainage infrastructure improvements, and water recycling, as well as educates the public on how to keep businesses and homes from contributing to stormwater pollution.

In addition, the City works proactively with the development community and the Bay Conservation and Development Commission (BCDC) to design for adaptable sea-level protection systems. All waterfront projects in Alameda provide for and plan for three feet of sea-level rise and adaptable sea-level rise and storm mitigation design strategies, including provision of waterfront setbacks that allow for future berms and/or seawalls to protect against future sea-level rise. In all cases, project developers will import soil to raise the level of the property out of the future floodplain if the soil is also necessary to provide geotechnical improvements and address potential liquefaction from a seismic event as required by the California Building Code.

Energy Conservation

Housing affordability is also influenced by the cost of energy. Energy rates in California and Alameda County have increased over the last 10 years, but residential rates have leveled out since 2009 (California Public Utilities Commission). Rates remain some of the highest in the country. Thus, increasing energy efficiency is essential, and especially necessary for lower-income residents.

The Low-Income Home Energy Assistance Program (LIHEAP) offers financial assistance for qualified lower-income households to increase energy efficiency in their homes. It also provides additional conservation measures that include the replacement of inefficient water heaters, refrigerators, lighting, windows, and appliances.

Governmental Constraints

While local governments have little influence on such market factors as interest rates, local policies and regulations can affect both the amount of residential land available and the affordability of housing. Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

The following section describes the various local Alameda governmental policies, regulations, and procedures that control the development of housing in Alameda.

General Plan

On November 30, 2021, the City Council adopted a comprehensive update of the City of Alameda General Plan. The update included all of the elements of the General Plan with the exception of the 2015 Housing Element. Although the Housing Element was specifically not included in the update, the update was designed and intended to serve as a policy foundation for the update of the Housing Element in 2022.

To support the Housing Element update and set a policy foundation for efforts to increase housing production for all income levels and affirmatively further fair housing, the General Plan establishes four overarching themes for the City's General Plan. The themes are Equity and Inclusion, Mobility, Environment, and Character. The equity theme specifically addresses the need to accommodate the needs of all segments of the community, including the needs for housing for low-income households and special-needs households. The Character theme articulates that preserving character means preserving cultural diversity, economic diversity, and a variety of housing types, including multifamily, low-income, and special-needs housing. The land use element includes policies supporting and encouraging housing to meet all income and special-needs population housing needs. The Element specifically supports higher-density, multifamily housing on transit corridors, on shopping center sites, and in all residential districts. To preserve economic development and employment opportunities, residential use is not encouraged in the Business and Employment Areas, General and Maritime Industry Areas, or Commercial Maritime Areas. To preserve open space and park opportunities and institutional uses, residential use is not encouraged in the Public Parks and Open Space, Wildlife Habitat Areas, and Public Institutional Use Areas. The specific regulations govern the maximum allowable floor area ratios permissible in each area, but they do not include limits on the number of units (residential density), heights of buildings, and other land use regulations that control the development of housing. Those standards are all provided in the Zoning Ordinance.

Land Use Designations

Table F-1 shows the residential General Plan land use designations for the City of Alameda. The land use designations support a variety of housing types, ranging from low-density single-family homes to high-density development, which includes multifamily development.

Table F-1 General Plan Land Use Designations

Land Use Designation	Housing Capacity	General Uses
Low-Density Residential	FAR 1.0	Low-Density Residential areas support neighborhoods of predominantly single-family detached homes with some multifamily residential buildings, accessory dwelling units, childcare, shared living, assisted living facilities, residential care facilities, a hospital, schools, religious institutions, and home-based businesses. Low-Density Residential areas permit a wide variety of housing types, including multifamily housing and a limited range of neighborhood-serving uses. Average density in these areas is 7.5 units per acre.
Medium-Density Residential	FAR 1.0 to 2.4	Medium-Density Residential areas support neighborhoods characterized by a wide variety of housing types, including single-family detached homes, attached courtyard homes, multifamily rental buildings, multifamily condominium buildings, shared living, assisted living, and residential care facilities. These neighborhoods also include a variety of non-residential uses, including childcare, schools, religious institutions, home-based businesses, medical offices and clinics, office buildings, and personal service businesses. The residential density of buildings in these areas varies from 10 to over 100 units per acre. Medium-Density Residential areas permit a wide variety of housing types, including multifamily housing and a wide variety of complementary commercial and neighborhood-serving uses.
Neighborhood Mixed-Use	FAR 2.0	Neighborhood Mixed-Use: These areas, which were originally developed to serve neighborhood stations for the Alameda commuter rail system, are small, compact, pedestrian-oriented “corner store” neighborhood mixed-use districts with commercial and retail uses on the ground floor and multifamily residential and office uses on upper floors. The ratio of floor area to parcel size (FAR) in these areas is typically 0.5 to 2.0. Mixed-use buildings with residential units above ground floor retail in these areas vary from 30 and 90 units per acre. Neighborhood Mixed-Use areas permit multifamily housing aboveground floor commercial and service uses.
Community Mixed-Use	FAR 3.0 in the CC districts and 5.0 in the C-districts.	The Community Mixed-Use areas include the pedestrian and transit-oriented Park and Webster Street “Main Street” corridors and the shopping centers at South Shore, Marina Village, Harbor Bay, and Alameda Landing. Community Mixed-Use areas permit a wide range of community-serving commercial uses and multifamily housing.

Land Use Designation	Housing Capacity	General Uses
Mixed-Use	FAR of 0.25 to 5.0 depending on the sub district and historic district designations.	Mixed Use areas at Alameda Point and along the Northern Waterfront are designated Priority Development Areas in the regional sustainable communities plan, Plan Bay Area. These diverse areas include a variety of buildings, with residential densities of 10 to 100 units per acre and FAR of 0.25 to 4.0. Mixed-Use areas permit a wide variety of housing types, including multifamily housing, a wide variety of commercial and business uses.

Source: City of Alameda, 2022

Zoning Ordinance

The City of Alameda Zoning Ordinance (Alameda Municipal Code Chapter 30 – Development Regulations) establishes the specific regulations for the development of housing in Alameda, including minimum lot size, maximum lot coverage, and amount of land area per unit, setbacks, parking standards, and open space requirements. Housing Element programs 2 through 4 will adjust the requirements described below.

Base Zoning Districts

To implement the General Plan, five land use designations that encourage residential development, the Zoning Ordinance and Zoning Map establish six residential (R-1 through R-6) and five mixed-use commercial (C-1, C-2, C-C, M-X, N-P, and A-P) zoning districts. These “base” zoning districts are supported by combining districts or “overlay” districts, including the Multifamily Housing Combining District and the Planned Development Combining District (Table F-2).

Table F-2 Zoning Districts

Zoning District	Allowable Density ²⁷	General Uses
R-1	21 units per acre 78 units per acre with SB 9 application	R-1 zoning districts are neighborhoods of predominantly single-family detached homes with some multi-family residential buildings, accessory dwelling units, childcare, shared living, assisted living facilities, residential care facilities, a hospital, schools, religious institutions, and home-based businesses. R-1 Districts permit single-family detached homes, two family homes, supportive and transitional housing and a limited range of neighborhood-serving uses.
R-2	21 units per acre	R-2 zoning districts are neighborhoods characterized by a wide variety of housing types, including single family detached homes, attached courtyard homes, multifamily rental buildings, multifamily condominium buildings, shared living, assisted living and residential care facilities. These neighborhoods also include a variety of non-residential uses, including childcare, schools, religious institutions, and home-based businesses. The average residential density in this district is 9.6 units per acre.

²⁷ Housing Element programs 2, 3, and 4 removes the 21 unit per acre residential density in the R-2 through R-6 Districts. (See programs for more details.)

Zoning District	Allowable Density ²⁷	General Uses
R-3	21 units per acre	R-3 zoning districts are neighborhoods characterized by a wide variety of housing types, including single family detached homes, attached courtyard homes, multifamily rental buildings, multifamily condominium buildings, shared living, assisted living and residential care facilities. These neighborhoods also include a variety of non-residential uses, including childcare, schools, religious institutions, home-based businesses, medical offices and clinics, office buildings, and personal service businesses. The average residential density in this district is 34.2 units per acre.
R-4	21 units per acre	R-4 zoning districts are neighborhoods characterized by a wide variety of housing types, including single family detached homes, attached courtyard homes, multifamily rental buildings, multifamily condominium buildings, shared living, assisted living and residential care facilities. These neighborhoods also include a variety of non-residential uses, including childcare, schools, religious institutions, home-based businesses, medical offices and clinics, office buildings, and personal service businesses.
R-5	21 units per acre	R-5 zoning districts are neighborhoods characterized by a wide variety of housing types, including some single family detached homes, attached courtyard homes, multifamily rental buildings, multifamily condominium buildings, shared living, assisted living and residential care facilities. These neighborhoods also include a variety of non-residential uses, including childcare, schools, religious institutions, home-based businesses, medical offices and clinics, office buildings, and personal service businesses. The residential density of buildings in these areas varies from 10 to over 100 units per acre.
R-6	21 units per acre	R-6 zoning districts are neighborhoods characterized by a wide variety of housing types, including some single family detached homes, attached courtyard homes, multifamily rental buildings, multifamily condominium buildings, shared living, assisted living and residential care facilities. These neighborhoods also include a variety of non-residential uses, including childcare, schools, religious institutions, home-based businesses, medical offices and clinics, office buildings, and personal service businesses. The residential density of buildings in these areas varies from 10 to over 100 units per acre.
C-1	21 units per acre	The C-1 zoning district areas, which were originally developed to serve neighborhood stations for the Alameda commuter rail system, are small, compact, pedestrian-oriented “corner store” neighborhood mixed-use districts with commercial and retail uses on the ground floor and multifamily residential and office uses on upper floors. The ratio of floor area to parcel size (FAR) in these areas is typically 0.5 to 2.0. Mixed-use buildings with residential units above ground floor retail in these areas vary from 30 and 90 units per acre.

Zoning District	Allowable Density ²⁷	General Uses
C-2	21 units per acre	C-2 zoning districts include the shopping centers at South Shore, Marina Village, Harbor Bay, and Alameda Landing. Community Mixed Use areas permit a wide range of community serving commercial uses and housing above ground floor uses.
CC	21 units per acre	CC zoning districts include the pedestrian and transit-oriented Park and Webster Street “Main Street” corridors. CC Districts permit a wide range of community serving commercial uses and housing above ground floor commercial uses.
MX	21 units per acre	MX district lands include designated Priority Development Areas in the regional sustainable communities plan, Plan Bay Area, predominately Alameda Point and lands along the Northern Waterfront. The MX zoning district provides the opportunity to design projects with custom standards, height limits and setbacks through the MX site specific master plan process. Plans include individual buildings with residential densities of 90 units per acre and an FAR of 4.0. The high individual building densities are achievable on large sites with lands dedicated to open space and public facilities.
NP (North Park)	21 units per acre	The NP District is made up of six sub districts in the vicinity of the northern portions of Park Street. The form based code allows for multifamily buildings and up to 60 feet in height along the main Park Street corridor.
AP (Alameda Point)	21 units per acre	The AP District is made up of seven sub districts at the former Naval Air Station lands at Alameda Point. The AP Zoning implements the Waterfront Town Center Specific Plan and the Main Street Neighborhood Specific Plans, which establish housing as a permitted use at Alameda Point in these major sub-areas. Recently completed residential buildings in the Town Center (shown in cover photo) exhibit residential densities of 70 to 90 dwelling units per acre and FAR of 3.5 to 4.0. The high individual building densities are achievable on large sites with lands dedicated to open space and public facilities.

Development Standards

Table F-3 identifies the residential standards for the base zoning districts. These standards are further modified by overlay zoning districts or citywide development regulations designed to facilitate affordable housing. The overlay districts are discussed below. Accessory dwelling units are permitted in all zoning districts permitting residential use in Alameda. The citywide prohibition on buildings with more than two units and residential densities above one unit per 2,000 square feet is established by City Charter Article 26 (“Measure A” discussed below) and modified by the Multifamily Combining (“Overlay”) District also described below. The City’s zoning and development standards are also available on the City’s website.

Table F-3 Residential Development Standards²⁸

Zoning District	Minimum Lot Area Per Dwelling Unit	Maximum Units per Building	Minimum Lot Width	Main Building Coverage	Maximum Height	Required Open Space Per Unit
R-1	5,000 sq. ft. or 1,250 per SB 9	2	50 feet	40%	30 feet/2 stories	N/A
R-2	2,000 sq. ft.	2	50 feet	45%	30 feet/3 stories	600 sq. ft.
R-3	2,000 sq. ft.	2	50 feet	40%	35 feet/3/stories	500 sq. ft.
R-4	2,000 sq. ft.	2	50 feet	50%	35 feet/3 stories	400 sq. ft.
R-5	2,000 sq. ft.	2	50 feet	50%	40 feet/4 stories	200 sq. ft.
R-6	2,000 sq. ft.	2	50 feet	60%	50 feet/5 stories	120 sq. ft.
C-1	2,000 sq. ft.	2	none	100%	30 feet/2 stories	0
C-2	2,000 sq. ft.	2	none	100%	100 feet/8 stories	0
CC	2,000 sq. ft.	2	none	100%	varies	0
C-M	2,000 sq. ft.	2	none	100%	100 feet	0
MX	2,000 sq. ft.	2	none	varies	varies	varies
NP (North Park)	2,000 sq. ft.	2	none	varies	varies	varies
AP (Alameda Point)	2,000 sq. ft.	2	none	varies	varies	varies

Source: City of Alameda Zoning Ordinance, 2022

The North Park Street District encompasses a 16-block area at the city's gateway near the Park Street Bridge. The North Park Street District includes two residential districts, one mixed-use workplace district, and a commercial district, both of which allow residential development.

At Alameda Point, the zoning district establishes permit residential use in the Main Street sub-district and the Waterfront Town Center sub-district. Residential use is conditionally permitted in the Historic Adaptive Reuse sub-district and in limited areas of the Enterprise sub-district.

Off-Street Parking Requirements

In 2021, the City of Alameda amended AMC Section 30-7 Off-Street and Loading Requirements to eliminate mandatory minimum off-street parking spaces for all residential development to reduce construction costs for residential development and reduce greenhouse gas emissions (Table F-4).

²⁸ Housing Element Programs 2, 3, and 4 remove the 2,000 square foot per unit residential density constraint, remove the 2 unit per building constraint, remove the 50 foot parcel width constraint, increase height limits, and reduce the open space requirements.

Table F-4 Parking Standards

Type of Residential	Minimum Parking Requirement*	Maximum Parking Requirement*
Single-Family	0	1.5 spaces per unit
Multifamily	0	1.5 spaces per unit.
Emergency Shelter	0	2.5 per 1,000 square feet of floor area
Senior housing	0	1.5 spaces per unit
Shared living	0	1 per unit
Hotel/motel	0	1 per guest room
Residential care facility	0	2.5 per 1,000 square feet of floor area

Source: City of Alameda, 2022.

Typical Densities for Development

During the last cycle 2015 through 2022, the City of Alameda constructed over 1,725 housing units. Over 90 percent of those units were attached multifamily units or stacked multifamily residential buildings. Many sites along the Northern Waterfront and on the former Naval Air Station are quite large (15 to 60 acres in size) and redevelopment of these sites from former industrial lands to residential waterfront use requires the construction of new access roads and waterfront parks and facilities. As a result, individual building (net) density is often between 50 and 90 units per acre (see examples on Housing Element cover photograph), but site wide gross density is much lower at 20 to 29 units per acre. Sites developed under the Multifamily Overlay Zoning district adopted in 2012 were typically approved and developed at a higher density of between 30 and 35 units per acre. Examples include the Del Monte project (382 units) and the Alameda Marina project (776 units), both of which are currently under construction.

Combining (“overlay”) Districts.

The Planned Development (PD) Combining District is an overlay district which allows customized zoning standards for a property to facilitate innovative residential development responsive to changing housing trends by allowing for development standards unique to each site. PD districts have been utilized to facilitate a majority of post-war residential projects in Alameda. This zoning tool offers customizable development standards often desired by developers to accommodate affordable housing projects. Most of the sites on the Land Inventory include the PD overlay zoning designation.

The Multifamily (MF) Combining District permits by right multifamily housing at 30 units per acre or approximately one unit for every 1,450 square feet of land. To comply with the requirements of Government Code Section 65583, the City of Alameda City Council amended the Alameda Municipal Code in 2012 to include a Multifamily (MF) Zoning overlay district that allows multifamily housing and 30 units per acre (see AMC 30-18). The properties are also eligible for density bonuses of up to 35 percent, which allows for one unit for every 1,000 square feet of land area. Projects with 50 percent affordable housing may have up to 907 square feet of land. In order to provide adequate sites to comply with Section 65583, the City Council amended the Zoning Map to apply the MF overlay zone to most of the sites on the Land Inventory.

Open Space Requirements

The City's Zoning Ordinance requires the provision of usable open space on all residential sites, other than detached single-family homes. Open space may be provided as private balconies, porches, decks, patios, roof decks, and courts or as common open space that is shared among residents. Housing Element programs 2, 3 and 4 reduce the open space requirements for housing development.

Inclusionary Affordable Housing and Density Bonus Regulations

To facilitate and encourage affordable housing and a variety of housing types, including multifamily rental housing, the Alameda zoning ordinance includes two important zoning provisions that work in tandem to ensure that all projects with five or more units include a minimum number of affordable housing units and that the projects can be designed to provide a large variety of housing types, including multifamily housing. Since 2010, every residential project of more than five units has taken advantage of the density bonus waivers and bonuses and every single one of those projects has been designed with at least 15 percent of the units including deed restrictions to ensure affordability for very low-, low- and moderate-income households.

- Section 30-16 (Inclusionary Housing Ordinance)—The Affordable Housing Inclusionary Housing Ordinance requires that all residential developments of five or more units provide a specified percentage (at least 15 percent) of affordable housing units. Four percent of the total units must be restricted to occupancy by low-income households; 4 percent of the total units must be restricted to occupancy by very low-income households; and 7 percent must be restricted to occupancy by moderate-income households.
- Section 30-17 (Density Bonus Ordinance)—The City's Density Bonus ordinance provides for density bonuses of 35 percent over and above the 21 units per acre for a maximum density of 29 units per acre for projects with five or more units that provide a specified percentage of affordable housing. The ordinance enables waivers from local development standards to facilitate affordable housing, including waivers to allow multifamily housing. The density bonus ordinance was adopted in 2010. Since adoption in 2010, every residential development in Alameda with two or more units since 2010 has utilized the Density Bonus ordinance to override the City Charter Article 26 prohibitions on multifamily housing.

City Charter Article 26 ("Measure A")

In 1973, and then again in 1991, the voters of Alameda approved citizen initiatives to amend the City Charter. Collectively referred to as "Measure A," the initiatives amended the City Charter to include the following three sections:

- Section 26-1. There shall be no multiple dwelling units built in the City of Alameda.
- Section 26-2. Exception being the Alameda Housing Authority replacement of existing low-cost housing units and the proposed senior citizens low-cost housing complex, pursuant to Article XXV of the Charter of the City of Alameda.
- Sec. 26-3. The maximum density for any residential development within the City of Alameda shall be one housing unit per 2,000 square feet of land. This limitation shall not apply to the repair or replacement of existing residential units, whether single family or multiple unit, which are damaged or destroyed by fire or other disaster; provided that the total number of residential units

on any lot may not be increased. This limitation also shall not apply to replacement units under Section 26-2.

The City of Alameda has determined that Article 26 is a significant constraint on housing capacity in Alameda, that it is inconsistent with State Housing Law, and that it excludes access to housing for those segments of the community that only afford higher density, multifamily housing which is more affordable than low-density single-family housing. As described above, the City has taken a number of actions over the last 21 years to mitigate or remove the constraints imposed by Article 26. Those major actions include:

- Adoption of the Density Bonus Ordinance in 2010 to provide a means for housing developers to waive the multifamily prohibition and increase densities above the limits set by Article 26.
- Adoption of the Multifamily Combining District in 2012 to designate a number of major sites in Alameda with the right to build multifamily housing at densities of 30 units per acre.
- Adoption of Accessory Dwelling Unit Ordinance amendments in 2017 that exempt the calculation of ADUs from residential density limitations of Article 26.

These actions have mitigated the constraints Article 26 and ensure that market rate and nonprofit housing developers have been able to provide a variety of housing types (including multifamily housing) for a variety of household incomes (including housing for very low-, low-, and moderate-income households). The City will continue to annually monitor Measure A to ensure it does not constrain housing development.

Finally, it is important to note that the last residential project approved in Alameda that included more than a single unit and that did not require a waiver from Measure A was approved in 2006. Since 2006, every major housing project (over 3,000 residential units over the last 15 years) has been granted a waiver from Measure A.

Zoning for a Variety of Housing

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population, including single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others. Table F-5 summarizes the permitted housing types by zone. Housing Element programs 2, 3 and 4 ensure that all residential uses are treated equally and in compliance with State Housing Government Code requirements.

Table F-5 Housing Types Permitted by Zone

Land Use	R-1	R-2	R-3	R-4	R-5	R-6	C-1	C-2	C-C	C-M	M-X
Accessory Dwelling Units	P	P	P	P	P	P	P	P	P	P	P
Single-Family	P	P	P	P	P	P	NP	NP	NP	NP	P
Multifamily	NP	P*	P*	P*	P*	P*	P*/CUP	P*/CUP	P*/CUP	P*/CUP	P*
Manufactured/Mobile Home	P	P	P	P	P	P	P	P	P	P	P
Employee Housing (6 or fewer persons)	P	P	P	P	P	P	NP	NP	NP	NP	P
Residential Care Facilities (6 or fewer persons)	P	P	P	P	P	P	P	P	P	CUP	P
Family Daycare, large	P	P	P	P	P	P	CUP	CUP	CUP	CUP	P
Family Daycare, small	P	P	P	P	P	P	P	P	P	CUP	P
Single-room Occupancy Units*	NP	NP	NP	NP	P	P	P	P	P	P	P
Emergency Shelters	<i>Permitted in the M-1 and M-2 without discretionary review</i>										NP
Supportive Housing	P	P	P	P	P	P	P	P	P	CUP	P
Transitional Housing	P	P	P	P	P	P	P	P	P	CUP	P

. Source: City of Alameda, March 2022

Manufactured and Factory-Built Housing

State law limits the extent to which cities and counties can regulate the installation of manufactured homes, including mobile homes. Government Code Section 65852.3 requires that cities allow installation of certified manufactured homes on foundation systems on lots zoned for conventional single-family residences. This section and Government Code Section 65852.4 generally require that manufactured homes be subject to the same land use regulations as conventional homes. Government Code Section 65852.7 deems mobile home parks to be a permitted use in all areas planned and zoned for residential use. The City of Alameda permits manufactured and factory-built housing in all residential zoning districts. Because of the high cost of land, manufactured housing is not commonly placed on private property, except perhaps as caretaker residences within industrial districts. According to the 2021 DOF, there were 127 manufactured residences in Alameda. There are no mobile home parks. Pursuant to state law, any site that can be developed for site-built residential development is also available for the development of factory-built (manufactured) housing or for mobile homes. There are no specific restrictions upon the development of manufactured housing or mobile home parks within the Alameda Municipal Code or General Plan.

Accessory Dwelling Units

The City complies with Assembly Bill (AB) 1866 by permitting accessory dwelling in all residential zoning districts by right. In 2017, the City amended the ordinance to provide for approval of accessory units through a ministerial building permit process that includes review by planning staff for conformance with the requirements of the Zoning Ordinance. The ordinance also provides administrative relief through the use permit process when proposed secondary units do not comply with the standard requirements. Since adoption, the number of building permits issued for accessory dwelling units has doubled in number each year. In 2021, the City issued the largest number of accessory dwelling unit building permits ever issued at 79 building permits issued.

Housing for Persons with Disabilities

A complete evaluation of the City's zoning laws, practices, and policies was done as a part of the Housing Element update process. No constraints to housing development for persons with disabilities were found at that time.

Universal Design Ordinance: In 2017, the City of Alameda adopted a unique and important citywide ordinance to ensure that all new housing constructed in the Alameda is designed to address the needs with persons with disabilities. The ordinance requires that at least 30 percent of all units built in each housing development be designed to allow a person with disabilities to live in the unit. Specifically, these universally designed units must be accessible by wheelchair from the public right of way (no steps) and within the unit, the person with disabilities must be able to access the kitchen, a bathroom, and a bedroom without the need to climb stairs. In addition, 100 percent of the units constructed must be accessible for a visitor in a wheelchair. Therefore, there may be no barriers (steps) between the right of way and the front door and once inside the unit, there must be no barriers between the visitor in a wheelchair and a sitting room for visiting, and a bathroom. Since adoption in 2017, all projects approved have been able to meet the 30-percent requirement. The City has needed to grant waivers for a percentage of the 100-percent requirement in some projects. The townhome product has proven to be a housing type that is not well suited to persons with mobility disabilities.

Reasonable Accommodation Procedure: In April 2014, the City Council adopted a comprehensive Reasonable Accommodation procedure based upon the model ordinance prepared by the state to establish formal procedures to expeditiously review and process requests for reasonable accommodation for persons with disabilities. Pursuant to Section 30-5-7, structures for disabled access may encroach into any required front, side, or rear yard as necessary to provide safe and adequate access. Ramps and other structures that are less than 30 inches in height are exempt from Building Permit requirements. Retrofitting of commercial parking with ADA parking facilities is exempt from City review. The City grants applications to provide relief from zoning standards or other City requirements that serve as a barrier to fair housing for persons with disabilities. The City streamlines reasonable accommodation requests by not requiring approval of a variance. Requests for reasonable accommodations are reviewed by the Planning Director or designee. There are no application fees and requests are processed within 45 days of a complete application for a reasonable accommodation. The Director's decision may be appealed to the Planning Board at a public hearing. The City strives to make the permit process for reasonable accommodation as straightforward and expeditious as possible. To date, since adoption of the procedure in 2014, all requests have been granted and no decisions to grant an accommodation has been appealed.

The findings for approval are based upon consideration of the following factors:

- Whether the housing, which is the subject of the request, will be used by an individual with a disability as defined under the Acts.
- Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to design review, historic preservation, land use and zoning.
- Potential impact on surrounding uses.
- Physical attributes of the property and structures; and
- Alternative reasonable accommodations which may provide an equivalent level of benefit.

Separation Requirements: The City's Zoning Ordinance does not impose any separation requirements between residential care facilities. Residential care facilities shall be located in accordance with all applicable developmental and locational guidelines under the General Plan and shall be located in those areas which offer appropriate services for the residents of these facilities, including necessary medical, transportation, shopping, recreational, and nutritional programs.

Site Planning Requirements: The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.

Definition of Family: The AMC 30-2 defines family as: "One or more persons, related or unrelated, such as a group of employees, living together in a dwelling unit, with common access to, and common use of all living, kitchen, and eating areas within the dwelling unit."

Residential Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. “Six or fewer persons” does not include the operator, the operator’s family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Currently, the Alameda Zoning Code permits State-licensed residential care facilities with six or fewer residents by right in residential zones and permits residential care facilities with seven or more residents with a conditional use permit in all residential zones. The City has included Program 21 to expand the areas permitting facilities for seven or more persons only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Emergency Shelters

The California Health and Safety Code (Section 50801[e]) defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.”

The City’s existing homeless transitional housing, one emergency shelter, and a food bank are all located in industrial zones (M-1 and M-2). In 2012, the City amended the Municipal Code to permit emergency shelters by right in the M-1 district and all uses permitted by right in the M-1 District are also permitted by right in the M-2 districts. There are approximately 367 acres of land within these two zones that could accommodate such uses. This acreage is made up of over 180 parcels that range in size from 43 acres square feet to 4,000 square feet. These vacant sites and underutilized parking lots are close to both services and transit. The sites surrounding these available parcels have mainly light industrial/manufacturing activities) that are often adjacent to established residential neighborhoods.

Emergency Shelters are also permitted with a Conditional Use Permit in the Alameda Point Main Street Specific Plan area. This area of over 100 acres is largely vacant is owned by the City of Alameda.

Low Barrier Navigation Centers

Government Code section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed-uses are allowed or in non-residential zones that permit multifamily housing. For a navigation center to be considered “low barrier”, its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions

- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Program 21 include actions to comply with State Law regarding low barrier navigation centers.

Transitional and Supportive Housing

Pursuant to Government Code Section 65583, transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Ordinance allows supportive and transitional housing in all residential districts and in all zones that allow multifamily and mixed-use development including nonresidential zones, per Government Code Sections 65583 and 65650. Program 21 include actions to comply with State Law regarding transitional and supportive housing types.

Employee Housing

The Employee Housing Act, Section 17021.5, requires that employee housing be permitted by-right, without a conditional use permit in single-family zones for less than six persons. In Alameda, employee housing is permitted by right in every residential zone, including single family zones. In 2012, the City amended its Zoning Code definitions to define “family” to include employee housing.

Housing for Extremely Low-Income Households

Extremely low-income households typically comprise persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. AB 2634 (Lieber 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Currently, Alameda allows single-room occupancy units in the R-5, R-6, C-1, C-2, C-C, AP, and NP Zoning districts and has include Program 11 to take action to assist with the development of housing for these identified households.

Building Code and Enforcement

The City of Alameda has adopted and administers the California Building Standards Code. In 2020, the City rescinded previously approved modifications to sections of the Uniform Administrative Code, California Building Code, California Electrical Code, California Plumbing Code, and the California Mechanical Code addressing changes to the appeals process, permit expiration dates, permit fees, and other minor changes. In 2020, the City approved modification to require all new buildings utilize non-petroleum based energy sources. The “Electrification Ordinance” is designed to reduce greenhouse gas emission from new building. The ordinance does not constitutes a constraint on the development of affordable housing. Several affordable housing projects and several market rate projects were developed without natural gas infrastructure prior to the enactment of the new ordinance as a cost saving measure.

Enforcement of the adopted codes focuses primarily on review of new construction proposals to ensure that they comply with minimum health and safety standards. But like many jurisdictions, Alameda’s resources to mount proactive code enforcement are limited. Violation correction typically results in code compliance without adverse effects upon the availability or affordability of the housing units involved.

Enforcement of the City's voluntary amnesty program (a process for legalizing undocumented dwelling units) actually results in a net increase of legal dwelling units available in the city.

Code Enforcement

The Building Department is responsible for enforcing both state and City regulations governing maintenance of all buildings and property. The purpose of code enforcement of housing in need of rehabilitation is to ensure the safety of the City's residents; without basic living standards being met, life and safety are threatened. The city does have a code enforcement division to address health and safety concerns in the community. The code enforcement division will respond to complaints and investigate violations to ensure compliance with the City's Municipal Code. Complaints can be submitted by a neighbor or other resident who is affected by the violation. Violations can be reported by calling the code enforcement division or by submitting a complaint form, which is available on the City's website. The code enforcement division also helps educate property owners who are the subject of a violation how to reach compliance.

Development Processing

Government policies and ordinances regulating development affect the availability and cost of new housing. Land use controls have the greatest direct impact, but development approval procedures, permit fees, building code requirements, and the permit processing time can affect housing costs as well. This section addresses the relationship of development fees, processes, and standards to the production of housing.

Permit and Processing Procedures

The city is constantly enhancing and improving its permitting and code enforcement systems to improve internal efficiency and better serve the development community.

Permit Center. All development permit review is coordinated through the Permit Center, which serves as the central clearinghouse for all development permit application processing. In 2020 and 2021, the COVID 19 pandemic caused the City to further refine and improve the permit process to expedite review virtually. Throughout the pandemic, the permit center remained open and provided inspection services for current projects under construction, and accepted and processed applications for new projects. As the result of the pandemic the City streamlined the intake process to allow applicants to submit applications on-line eliminating the need for paper submittals and for travel time to the permit center. The permit center is now able to accept development permit applications 24 hours a day, seven days a week.

Development Review Team. The City of Alameda maintains a Development Review Team (DRT). The DRT is a team of city staff from each of the major development review departments, which include Community Development, Public Works, Fire, Police, and Alameda Municipal Power. The DRT meets every two weeks to identify potential solutions to code or development problems that may be associated with development projects. The DRT serves an important function by alerting applicants of potential problems and solutions to expedite and streamline the Planning entitlement and Building Permit process.

Administrative Review Program. The City of Alameda provides an administrative Design Review, Use Permit, and Minor Variance program that allows for streamlined public review for proposed changes to existing residential properties. The program allows for staff-level discretionary review and public notice for expansion and modifications to existing residential structures.

Design Review. All new buildings and additions to buildings are subject to review for consistency with the City's adopted Objective Design Standards. Additions to homes and single detached units in the rear yard are subject to staff level design review. Commercial buildings, mixed use buildings and new residential buildings are reviewed for consistency with the Standards by the Planning Board.

Streamlined Environmental Review. For residential development projects with subdivisions and other required discretionary entitlements under State Law, the City of Alameda utilizes a streamlined environmental review process to expedite the environmental review of projects. Streamlined review utilizes prior environmental documents and the use of categorical exemptions to expedite the environmental review for new housing projects and reduce the time and cost of preparing environmental documents.

Streamlined, Objective, and Consistent Project Review Processes. In 2021, the Planning Board adopted Objective Design Review Standards for the review of multifamily residential development. The objective design review standards supplement the objective development standards (e.g. height limit, lot coverage, setback, etc) defined in each zoning district. In combination, the two sets of standards (design and development) provide for a streamlined and efficient project review process by ensuring that applicants know and understand the city's requirements and the ensuring that the project review and approval process is objective, efficient, and consistent.

The City of Alameda offers pre-application meetings to anyone with a proposed project prior to submission of formal applications to better define the information needed to review a project. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and the City.

SB 330 Project Review. The City of Alameda permitting process is consistent with Senate Bill 330, the Housing Crisis Act of 2019. Consistent with SB 330, housing developments for which a preliminary application is submitted that complies with applicable General Plan and zoning standards are subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted.

SB 35 Project Review. The City processes SB 35 applications consistent with Senate Bill 35. In 2020, the City successfully processed and approved its first and only SB 35 project to date. The project at North Housing for the Alameda Housing Authority entitled 586 residential units. The City will also establish a written policy or procedure and other guidance as appropriate to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects, as set forth under California Government Code Section 65913.4 (Program 25)

Building Permit Review. The City of Alameda has adopted and administers the California Building Standards Code. The City of Alameda building permit review process ensures project compliance with State of California plumbing, electrical, mechanical, building, and other building code requirements. For large residential subdivisions, the construction permit plan check usually involves the review on the model homes for each discrete floor plan. This review process is typically completed in less than six weeks. During the plan check review, all plan check comments are posted electronically on the City's e-permit portal, and may be accessed online at any time to facilitate the approval process. After the plan check for model

homes have been completed, the construction permits for the individual homes are issued after a simple review of the plot plan.

The City has modified some sections of the Uniform Administrative Code, California Building Code, California Electrical Code, California Plumbing Code, and the California Mechanical Code. Modifications include changes to the appeals process, permit expiration dates, permit fees, and other minor changes. None of the modifications to the Uniform Code constitutes a constraint on the development of affordable housing.

Table E-6 shows the typical permit timelines for the different types of permits.

Table E-6 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time (Time from submittal of complete application to project approval)
Ministerial Review	One to 5 days
Administrative Design Review, Administrative Use Permit, or Administrative Variance. (Single-family homes in a rear yard or vacant lot and alterations to existing homes and multifamily buildings.)	30 to 45 days
Planning Board Review of Project Entitlements, including subdivision tentative map, development plan, and design review for new multifamily projects with two or more new units in new buildings. (Projects with use of prior environmental document or categorical exemption.)	45 to 60 days
Planning Board Review of Project Entitlements, for projects requiring General Plan amendment, Zoning Code amendment, or site-specific environmental studies (e.g., borrowing owl, tribal lands, etc.)	60 days to 270 days.

Source: City of Alameda, 2021

Building Permit Review and Plan Check. The Planning Building and Transportation Department is able to complete its review of the construction drawings for a building permit within 40 days of submittal (Table E-7). The amount of time between the completion of the review and the issuance of a Building Permit is determined by the speed at which the applicant is able to make any necessary corrections to the Construction Drawings and resubmit for approval and Building Permit.

Table E-7 Typical Building Permit Processing Timeline by Project Type

Type of Approval or Permit	Typical Processing Time (Time from Construction Drawing Submittal to Plan Check Review Completion)
Residential Addition	40 days
New Single-family home	40 days NA
New Multifamily building	40 days

Source: City of Alameda Building Department, 2022

Table E-8 lists the review authority for various applications in the City of Alameda. Minor Design Review, Minor Use Permits, and Minor Variances are reviewed and approved by the Planning Director, with the right to appeal to the Planning Board. Major Design Review (projects with multiple buildings or new buildings on major corridors) is conducted by the Planning Board, with appeal to the City Council.

Table E-8 Review Authority

Type of Decision	Role of Review Authority		
	Director	Planning Board	City Council
Zoning Clearance	Decision	Appeal	Appeal
Minor Design Review/Use Permit/Variance	Decision	Appeal	Appeal
Major Design Review/Use Permit/Variance	Recommend	Decision	Appeal
Development Plan with 2 or more new buildings	Recommend	Decision	Appeal
Tentative Parcel Map	Recommend	Recommend	Decision
Final Map	Recommend	N/A	Decision
Master Plan	Recommend	Recommend	Decision
Development Agreement	Recommend	Recommend	Decision

Source: City of Alameda Municipal Code 2022

Off Site Improvements

All development in Alameda is urban infill development on sites that have been previously occupied by prior uses. Therefore, off-site improvements to serve the project are generally limited to project frontage sidewalk, curb improvements, and in some cases project intersection improvements to address public health and safety impacts of the project pedestrian, bicycle, automobile, and/or truck traffic.

Per the City of Alameda subdivision ordinance, the applicants may choose to propose new public streets to be maintained by the City of Alameda or new private streets with public access easements to be maintained by the project. In cases where the applicant proposes public streets to be maintained by the City, the streets must meet the specific size standards articulated in the Subdivisions Ordinance. The Ordinance allows for a minimum width of two lanes with sidewalks for a total width of 36 feet. Several developers have proposed privately maintained streets and alleys as narrow as 20 feet. These proposals have been approved by the City of Alameda provided that adequate access is provided for fire safety. Based upon recent proposals submitted by the development community for a variety of housing sites throughout Alameda, it is apparent that the off-site improvements required for housing development is not a constraint on housing development.

Citywide Development Impact Fees and Permit Processing Fees.

Citywide Development Impact Fees.

In 2019, the City prepared a new nexus study and updated its Citywide Development Impact Fee (CDF) ordinance. The CDF represents a fair share contribution to a specific list of public infrastructure improvements, park improvements, and public safety facility improvements necessary to support projected growth in Alameda. Table E-9 illustrates the citywide Development Fee structure.

In 2019, in an effort to reduce costs for the construction of affordable housing, the City Council amended the CFD ordinance to exempt deed restricted affordable units and accessory dwelling units from the CDF ordinance fee requirements.

Table E-9 Alameda Citywide Development Fees by District and Land Uses*

Land Use/Category	Off-Site Facilities				Total
	Public Safety	General Public Facilities	Transportation	Parks	
CDF Fees Per Unit					
Single Family Low Density	\$2,127	\$1,377	\$2,235	\$8,105	\$13,844
Multifamily	\$1,688	\$1,092	\$1,735	\$5,921	\$10,436
Deed Restricted Affordable Housing	\$0	\$0	\$0	\$0	\$0
Accessory Dwelling Units	\$0	\$0	\$0	\$0	\$0

Sources: City of Alameda, 2021

Permit Processing Fees

Every five (5) years, the City of Alameda utilizes a third party consulting firm to evaluate the cost to the City of processing a different types of building and planning permits. The current fee schedule is based upon the 2019 Fee Study. The Fee study is used to establish the true cost to the City of providing building plan check and planning review for planning and building permits. These fees typically are assessed on a per unit basis in residential developments. Fees charged for building permits are based on a fee study completed in 2019. The total amount collected in fees covers only those costs related to the review of the building plans and the inspection of the construction project.

To reduce permit costs for residential development, the Building Department operates two programs:

- Model Unit Fee Reduction.** For large residential projects with multiple buildings or similar size and design, the Building Department charges the full building permit review processing fee for the review of the first building. All subsequent buildings of the same model pay a permit review fee that is approximately 25 percent of the total fee, since the review of the subsequent building plans can be limited to site specific placement review (setbacks, etc.) and site specific infrastructure connections.
- Manufactured ADU Fee Reduction Program.** For accessory dwelling units, the Building Department partners with prefabricated accessory dwelling unit manufactures. The manufacturer pays the permit review fee to review the ADU design for consistency with building permit requirements. Any property owner in Alameda that chooses to purchase that unit design from the manufacturing partner then only needs to pay a reduced fee for building plan check. The fee is typically 25 percent of the normal fee, since the review can be limited site specific placement review (setbacks, etc.) and site specific infrastructure connections.

Table E-10 provides a breakdown of the fees required for construction of a typical detached single-family home and a typical multifamily unit in a 10-unit multifamily building. Table E-11 describes minimum City fees for typical planning permits. The planning fees per dwelling unit are comparable or less than those charged by other jurisdictions in Alameda County and are not considered a barrier to residential development because of their relatively low value. All fee information is also available on the City's website.

Table E-10 City of Alameda Permit Fees

New Single-Family Detached (2,500 sq. ft.)		New Multifamily Condominium Unit. (14,400 sq. ft. 1200 sf per unit) (fees per building based upon 12-unit building)	
Building Permit Fee	\$3,004	Building Permit Fee	\$27,300
Building Standards Fee	\$11	Building Standards Fee	\$150
Plan Check Fee	\$2,403	Plan Check Fee	\$5,166
Permit Filing Fees	\$264	Permit Filing Fees	\$264
Community Planning Fee	\$1,349	Community Planning Fee	\$18,692.88
Certificate of Approval	\$150	Certificate of Approval	\$150
Sewer Connection Fee	\$1,118	Sewer Connection Fee	\$1,118
CDF Fee	\$13,844	CDF Fee	\$125,232
Waste Management Plan	\$373	Waste Management Plan	\$373
Plan Check - Planning	\$216	Plan Check - Planning	\$216
School Fee (\$4.08/sq. ft.)	10,200	School Fee (\$4.08/sq. ft.)	\$58,752
SMIP Fee	\$35.	SMIP Fee	\$486
Plan Check – Public Works	\$192	Plan Check – Public Works	\$192
Improvement Tax	\$2,697	Improvement Tax	\$37,385
Technology Fee	\$248	Technology Fee	\$1,494
Total	\$36,104.00	Total	\$276,970.88
		Total (per unit)	\$23,080

Source: City of Alameda, Planning, Building & Transportation 2022

Table E-11 Planning and Development Fees

Fee Category	Fee Amount
Zoning Clearance	0
Certificate of Compliance	\$433
Appeals	\$1,082 + \$1,000 deposit Time & Material @ \$216 per hr
Conditional Use Permit (Major)	\$2,435
Conditional Use Permit (Minor)	n/a
Design Review (Major)	\$1,515 to \$2,868
Design Review (Minor)	\$649
General Plan Amendment (Text or Map)	\$8,400 deposit
General Plan Amendment (GPA/Rezone Combined)	\$8,400 deposit
Variance	\$2,435
Zoning Amendment	\$8,400 deposit
Lot Line Adjustment	\$541 + \$2,000 deposit
Subdivision	\$6,000 deposit
Subdivision Final Map	\$6,000 deposit
Information Assessment	
CEQA EIR	Actual Cost
CEQA ND or MND	Actual Cost
CEQA Exemption	No Cost

Source: City of Alameda Schedule of Fees 2022

Available Infrastructure

With all sites identified for planned housing development already served by utilities, and requirements in place for infrastructure improvements for all new development, infrastructure does not pose a constraint on development of those sites within the eight-year planning period.

Water and Wastewater

All of the Housing Element housing opportunity sites are already served by utilities, with existing infrastructure in place. The East Bay Municipal Utilities District (EBMUD) provides potable and reclaimed water, and wastewater conveyance and treatment. EBMUD has provided water assessments for a number of the sites and has determined that adequate water supplies exist to accommodate Alameda's water needs. Solid waste, recycling, and organics collection are managed through a franchise agreement with Alameda County Industries (ACI) and a solid waste disposal service contract with Waste Management.

To minimize infiltration of ground water into the sewer system and provide modern, efficient utilities and services, all new development proposals in Alameda are generally required to replace the on-site sewer, storm drain, water, and power lines. To address off-site infrastructure improvements, each project is required to pay a Development Impact Fee to fund upgrades to public facilities.

Priority for Water and Sewer

Per Chapter 727, Statutes of 2004 (SB 1087), upon completion of an amended or adopted Housing Element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. In addition, water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Chapter 727 was enacted to improve the effectiveness of the law in facilitating housing development for lower-income families and workers.

To comply with SB 1087, upon adoption, the City of Alameda will immediately forward its adopted Housing Element to East Bay Municipal Utility District (EBMUD) its water and wastewater providers so EBMUD can grant priority for service allocations to proposed developments that include units affordable to lower-income households.

Available Dry Utilities

Dry utilities, including electricity and telephone service, are available to all areas within the City.

Electricity: Alameda Municipal Power (AMP) serves Alameda for electrical service, with approximately 95 pole miles of overhead lines and over 170 cable miles of underground lines. AMP's power rates are significantly lower than Pacific Gas & Electric (PG&E)

Opportunities for Energy Conservation

The City of Alameda has adopted a wide range of policies and programs to facilitate energy efficiency in residential development. Taken as a whole, the City's policies and programs form a comprehensive approach to energy efficiency in residential development.

In 2022, the City Council updated its General Plan to include a new and updated Conservation and Climate Action Element. With an adopted goal of net zero greenhouse gas emissions, the City of Alameda is aggressively pursuing a wide range of programs to conserve energy. General Plan policies address energy conservation in transportation, building construction, and in the operations of business and residential homes. Policy CC-13 Alameda's Building Stock and policy CC-14 Energy Efficiency and Conservation are examples of two City of Alameda General Plan policies with actions to conserve energy.

To implement these policies, Alameda Municipal Power provides a wide range of programs to conserve energy in existing residential and mixed use areas of Alameda.

These services include a weatherization cash grant program, a rebate program for compact fluorescent lights, a meter lending program, a rebate program for Energy Star refrigerators, a second refrigerator pickup program, free energy audits, and an Energy Assistance Program to help low-income residents reduce their energy use.

Below is a summary of the City's residential energy programs:

1. The AMP Marketplace provides instant rebates and the ability to learn about, compare, and purchase green products with instant rebates on eligible items. Products include, ENERGY STAR-certified appliances, electric vehicle supply equipment, and other energy conservation products.
2. The Smart Thermostat program provides rebates for smart thermostats.
3. The Electric Panel Upgrade program provides up to \$2,500 for any resident that upgrades their home's panel to switch to electric appliances.
4. The Level 2 Electric Vehical Charger program provides up to \$800 for purchase and installation of a level 2 electric vehicle charger at home to encourage residents to use Alameda's 100 percent clean energy by charging their EVs at home.
5. The Heat Pump program provides up to \$1,500 rebates for homeowners that install an ENERGY STAR electric heat pump water heater. New heat pump water heaters use about half the electricity of normal electric-resistant water heaters.
6. The Electric Vehicle program provides up to \$1,500 rebates for purchase of a used all-electric car.
7. The Electric Dryer program provides a rebate of up to \$100 for the purchase and installation of an ENERGY STAR electric dryer.
8. The LED lighting program provides rebates of up to \$2 per bulb for purchase of LED light bulbs.

APPENDIX G – HOUSING RESOURCES

The City of Alameda provides a range of resources to support the development and rehabilitation of housing in Alameda.

Alameda Housing Authority

For over 75 years, The Housing Authority of the City of Alameda has provided a range of housing assistance to low-income households. The primary programs include Housing Choice Vouchers, Project-Based Vouchers, specialized housing assistance, Family Self-Sufficiency, affordable real-estate development, community development projects, resident services and the management of Housing Authority properties.

The primary goal of the Housing Authority is to provide quality, affordable, and safe housing in the City of Alameda. The Authority works with other units of government, non-profits, and private landlords. We also partner with a variety of agencies to provide housing and support services to as many eligible individuals, families, seniors, and persons with disabilities as possible. Please explore our website to learn about the programs we offer, business and employment opportunities, and to access forms and other resources. The Housing Authority is governed by a Board of Commissioners that is subject to the Brown Act.

City of Alameda Department of Community Development

The Department manages the Home Investment Partnerships program (HOME) and the Community Development Block Grant (CDBG) program. Through these programs the City offers rental and residential rehabilitation assistance, completes capital improvements in eligible neighborhoods, and also funds community and social service programs. The City also sponsors a program for first time homebuyers that can assist a limited number of eligible households.

The Housing Rehabilitation Program offers low-interest loans and grants to eligible homeowners in Alameda. Rental property owners, whose units are occupied by 51 percent or more low income renters, are also eligible for low-interest loans to make repairs and qualified property improvements. Senior and disabled households may be eligible for additional assistance. Staff provides technical assistance evaluating the unit and recommends a scope of work. Support is given during the bid process and continues during the construction phases of the project. This assistance is provided as a no-cost program benefit. Rehabilitation staff has technical skills and experience to help your project progress from need to completion.

The Rental Rehabilitation Program provides loans at 2 percent interest to landlords who rehabilitate rental property in Alameda. The majority (at least 51 percent) of the households in the structure must be low income, and the majority of the units must be two-bedrooms or larger with rents not in excess of Payment Standards

The Housing Rehabilitation Program helps low-income Alameda homeowners repair and improve their homes. Low-interest loans are available on a first-come, first-served basis, and can be used to correct substandard and/or health and safety conditions (including lead-based paint hazards), to extend energy conservation, or to repair or replace major systems in danger of failure.

The Minor Home Repair Program provides grants of up to \$2,000 for emergency repairs to health, safety and security items, or minor repairs of carpentry, plumbing, heating, and electrical items. This program is available to low-income Alameda homeowners on a first-come, first-served basis

The Substantial Rehabilitation Program provides below market-rate loans to Alameda property owners to create new affordable rental units in vacant or underutilized space in existing structures. Grants of up to \$15,000 for preliminary design services are available to help owners determine the feasibility of new unit development before proceeding with the rehabilitation project. In exchange for below market-rate loans, property owners commit to rent the new units to Housing Choice Voucher Program tenants for 15 years.

The Soft Story Structural Assessment Grant for Rental Units Program (Program) provides financial assistance to residential rental property owners (Owner) to assess their soft story structure without passing the costs through to tenants. At least 51 percent of the units in the building must be occupied by low- and moderate-income households. Grants of up to \$5,000 are available to offset engineering fees required to produce a report acceptable to the Building Department for review. Participation in this Program also provides eligibility for Rental Rehabilitation Loan Program funds to assist in the cost to retrofit the structure, subject to funding availability and eligibility criteria above.

Homeless Services

In partnership with local non-profit agencies and community and faith-based organizations, the City of Alameda provides a range of services to the unhoused community. The programs are under the supervision of the City's CARES Team (Collaboration Advancing Research, Efforts, and Supports for Alameda's Homeless), an interdepartmental and interagency consortium working to address the issue of homelessness in Alameda.

Temporary Shelter program supplement temporary and permanent housing options offered by non-profit agencies in Alameda, including Midway Shelter, Alameda Point Collaborative and Bessie Coleman Court.

Warming Shelter program provides a warm, safe, and welcoming place to shelter on cold and rainy nights during the winter season. Outreach and volunteer-prepared meals available onsite. Limited services available during the pandemic.

Alameda Day Center connects clients to housing, health, mental health, substance use, and social services and supports. Offers classes, meals, well checks, showers, and enrichment activities. A safe and welcoming place for clients to relax and participate in programs. Open Monday-Sunday 9:00 a.m. to 8:00 p.m.

Safe Parking Program provides a safe and welcoming space for people living in cars or vans to park at night. Bathrooms/washing facilities available. Outreach workers and housing navigators available to connect clients to services. Open Monday-Sunday, 7 p.m.- 7 a.m.

Safe Shelter Program/ FEMA Trailers provides shelter for elderly and medically compromised individuals at-risk for COVID-19 using the four FEMA trailers from the State. Allows residents to shelter in place during the pandemic. Meals, health, and social services provided.

Dine and Connect Meal program provides at four church sites every Monday 4-5 p.m. Onsite outreach provided by Building Futures and Operation Dignity to connect unhoused guests to health, housing, social services, and resources. Click here(PDF, 139KB) to download more information.

- First Monday of each month at Twin Towers United Methodist Church, 2259 Central Ave Alameda, CA
- Second Monday of each month at Trinity Lutheran Church, 1323 Central Ave Alameda, CA
- Third Monday of each month at First Congregational Church, 1912 Central Ave Alameda, CA
- Occasional 4th Mondays (March 23rd) Christ Episcopal Church 1700 Santa Clara Ave, Alameda CA
Enter from the parking lot on Grand St.
- Last Monday of each month at Immanuel Lutheran Church, 1420 Lafayette St. Alameda, CA

Rental Assistance and Subsidies provides emergency rent relief, move-in deposits and fees, and other necessities to prevent individuals and families from losing their home or to secure housing. Also covers emergency motel stays. Assists clients with financial management planning.

Mobile Hygiene Program provides mobile hygiene services that includes showers and laundry. Conducts assessment and connects clients to services.

Mobile Health provides urgent care, care coordination, and linkages and referral to community resources for Alameda's unhoused. The Clinic is available at the Dine and Connect meal service at Immanuel Lutheran Church on the last Monday of every month from 4 p.m. to 7 p.m., and now offers COVID vaccinations and dental care.

Mobile Shower provides shower and hygiene services at the Day Center on Tuesdays and Thursdays. Also conducts outreach and links clients to health and supportive services.

Shower Program On-site provides weekly shower services run by community volunteers offered onsite at Christ Episcopal Church on Sundays from 2-4 p.m. Please make a reservation for your shower. For more information and to sign up, call: (510) 522-HOME. Click here (PDF, 105KB) to download more information.

Street Health seeks to address the health disparities experienced by homeless residents of Alameda County. Provides access to care from multi-disciplinary teams through regularly scheduled outreach services offered to unsheltered people to build relationships that lead to long-term health through connections to primary care, social services, housing, mental health, dental care, and other resources.

Mobile Outreach establishes supportive relationships with homeless individuals through visits by Outreach Workers and offering services to end homelessness. Services are delivered at sites and spaces where people experiencing homelessness are located, including encampments, parking lots, bridge underpass, tunnel entrances, parks, sidewalks, FEMA trailer site, etc.

Intensive Case Management provides comprehensive, collaborative, and person-centered approach to support Alameda's most chronically homeless individuals with complex and co-occurring medical and psychosocial needs.

De-Escalation Training focuses on communication and safety for local businesses, staff, providers, and the community.

"You Are Not Alone" Support Group provides a safe, nonjudgmental, and supportive group conversation with families who have unhoused loved ones with mental illness and/or substance use challenges





101 Parkshore Drive, Suite 112

Folsom, California 95630

t 916.245.7500

www.placeworks.com